S. Hrg. 98-223

PENDING PUBLIC BUILDINGS PROPOSALS

HEARINGS

BEFORE THE

COMMITTEE ON
ENVIRONMENT AND PUBLIC WORKS
UNITED STATES SENATE

NINETY-EIGHTH CONGRESS

FIRST SESSION

ON

S. 452

A BILL TO ESTABLISH PUBLIC BUILDINGS POLICIES FOR THE FEDERAL GOVERNMENT, TO ESTABLISH THE PUBLIC BUILDINGS SERVICE IN THE GENERAL SERVICES ADMINISTRATION, AND FOR OTHER PURPOSES

AND

OTHER PENDING BUILDING PROPOSALS

MAY 24 AND JUNE 7, 1983

Printed for the use of the
Committee on Environment and Public Works

U.S. GOVERNMENT PRINTING OFFICE
22-379 O WASHINGTON : 1983

S321-23

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PENDING PUBLIC BUILDING PROPOSALS

TUESDAY, MAY 24, 1983

U.S. Senate,
Committee on Environment and Public Works,
Washington, D.C.

The committee met, pursuant to notice, at 10:06 a.m., in room SD–406, Dirksen Senate Office Building, Senator Robert T. Stafford (chairman of the committee) presiding.

Present: Senators Stafford and Moynihan.

OPENING STATEMENT OF HON. ROBERT T. STAFFORD, U.S. SENATOR FROM THE STATE OF VERMONT

Senator Stafford. The Committee on Environment and Public Works will please come to order.

The hearing today will focus on four important public building projects which transcend routine decisionmaking by General Services Administration. Three involve historic and architectural significant properties in Washington: the International Trade Commission Building, Blair House, and the Pension Building. The fourth address is the urgent needs of the Social Security Administration in Wilkes-Barre, Pa.

We have a very distinguished list of witnesses today. Senator Danforth, who had been scheduled to be the opening witness, regrets he will be unable to be here. The chairman of the Finance Committee, Senator Dole, has called a caucus of members at this time. Therefore, without objection—and the Chair sees nobody here to object—I shall place Senator Danforth's remarks in the record at this point.

[Senator Danforth's statement follows:]

STATEMENT OF SENATOR JOHN C. DANFORTH
BEFORE THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
U. S. SENATE, MAY 24, 1983

Mr. Chairman and Members of the Committee, I appreciate the opportunity to appear before you today to support the International Trade Commission's position concerning its headquarters building at 701 E Street N.W.

This Commission has a very special relationship to Congress. It is a uniquely independent agency, and conducts its investigations without the political pressures and policy considerations that impinge on the work of executive agencies. We in Congress can be assured that information supplied to us by the Commission is not colored by such considerations. As I have stated, both in the Finance Committee and on the Senate floor, the ITC is held in high regard by everyone who has had to deal with it. It is highly professional and has the unmatched record of never missing a statutory deadline. At a time when Congress and the nation are increasingly concerned with trade issues, the work of this Commission assumes even more importance.

As you know, the Committee on Finance and, specifically, its Subcommittee on International Trade which I chair, has oversight of ITC operations. During the course of our hearings on the Commission's budget for FY 1984, we were advised by Chairman Eckes that the state of the ITC building was deplorable and that Commission staff was working under difficult, depressing, and in some instances, unsafe conditions. I personally visited the building twice; and last month, several other members of the Finance Committee toured the premises. We concluded that this distressing neglect of the historic ITC headquarters should not continue. In our markup of the Commission's FY 1984 budget authorization, we agreed to urge strongly that the Public Works Committee rectify the situation. It is truly demeaning to house a key government agency in such circumstances.

Therefore, I would urge the Committee on Public Works to authorize immediate repair and phased, thorough renovation of the ITC building. Renovation plans should honor the historic values of the building and yet make it suitable for the permanent headquarters of the ITC.

The Commission wishes to remain in the building that it has occupied since 1921. I support this position. The building has long been identified with the ITC, and it is ideally situated to serve Members of Congress, executive agencies, and the public appearing before the Commission. Additionally, it has certain structural features, such as a large hearing room, which are needed for Commission operations and difficult to find in other buildings.

I do not find the Smithsonian's need for additional space a compelling reason to displace the Commission and relinquish government ownership of a fine, historic structure. I believe your Committee supports government retention of buildings that have architectural and historic significance. Such a policy dictates that the ITC be allowed to remain in its traditional home.

Thank you for your time and consideration of this important matter.

INTERNATIONAL TRADE COMMISSION

Senator **Stafford**. Our first witness will be Hon. Alfred Eckes, Chairman of the U.S. International Trade Commission. He is accompanied by Commissioner Paula Stern, Commissioner Veronica Haggard, and Lorin L. Goodrich, Director of Administration.

Mr. Chairman, we are glad to have you here today, as we are all of the witnesses and guests in the hearing room.

We will be pleased at this point to hear whatever statements you may wish to make. We have your written statement, Mr. Chairman, and we will place it in the record. You may either read it or summarize it, whichever you wish.

STATEMENT OF HON. ALFRED ECKES, CHAIRMAN, INTERNATIONAL TRADE COMMISSION, ACCOMPANIED BY PAULA STERN, COMMISSIONER; VERONICA A. HAGGART, COMMISSIONER; AND LORIN L. GOODRICH, DIRECTOR OF ADMINISTRATION

Mr. **Eckes**. Thank you very much, Mr. Chairman. It is a pleasure to be here. Thank you for this opportunity to present our view on a matter of vital importance to the Commission, the disposition of our historic building.

With me today are my colleagues: Commissioner Paula Stern, on my right; Commissioner Veronia Haggart, on her right; and Lorin Goodrich, our Director of Administration.

Inasmuch as you have our statement, in the interest of brevity, I will summarize it briefly and then we will be happy to take whatever questions the committee may have.

As you are aware, a decision as to the ITC building's future has been pending for many years; and during these years, building maintenance by the General Services Administration has been minimal. You may have surmised that the Commission is impatient with the progressive deterioration of its building, and, thus, is eager to abandon it for more functional, modern office space.

Such is not the case. The objective of the Commission's protests to GSA and Congress concerning the building's pathetic condition is improvement of that condition, not relocation of the Commission. We urge the committee to authorize certain necessary repairs to our building immediately to prevent further deterioration of an historic landmark, and to fund a thorough renovation over a period of 5 years to provide a permanent headquarters for the ITC.

We can understand why the Smithsonian might desire to obtain title to our building. It is the fifth oldest Federal building in Washington, designed by Robert Mills, who also designed the Washington Monument. However, the building has been our home for 62 years. We are associated with the building as much as the Treasury is associated with its fine old structure, also designed by Mills. Our location is convenient for Members of Congress and others who come to testify. It is in an area that is emerging as a trade and commercial center.

I should say in passing that the Smithsonian is a relative newcomer to our neighborhood, acquiring the old Patent Office Building in 1958, 37 years after the Commission took up residence. There is no reason why culture and trade cannot coexist in this area, and there is no reason whatsoever why the Smithsonian's desire for expansion should force our departure from a location so convenient for our operations.

Our special space requirements also argue for retention of the building. We need a large, unobstructed space for public hearings, which is difficult to find in a modern building. We also need other special use areas, such as a printing plant and an adequate library for staff and public use.

The GSA has indicated that it no longer believes our building is cost effective and wants to transfer it to the Smithsonian to save Government money. This argument defies logic. Our building is a white elephant only because GSA has not maintained it and completed the repairs that Congress authorized in the 1970's. GSA may save money if the building is sold to the Smithsonian, but we do not believe that the taxpayers will. The Smithsonian apparently intends to request public funds from Congress to buy the building and renovate it. The taxpayers are going to fund restoration of our building. Why shouldn't this be done for an agency of their Government?

Mr. Chairman, the bill S. 452, introduced by you and several of your colleagues, would seem to support our position. Section 203 of that bill stipulates that GSA shall "prior to acquiring, constructing, or leasing space in any other building, locate Federal agencies in existing public buildings, giving first priority to utilizing fully by renovating, if need be, those public buildings of historic architectural or cultural significance."

I do not believe that the unwillingness of GSA to maintain our building properly is any justification for turning it over to someone else. We believe that, with congressional concern and direction, GSA could act responsibly. If the committee chooses, there is another solution. The committee could instruct GSA to delegate complete authority to the Commission to contract for rehabilitation and maintenance of our building. To find support for this course of action, we again turn to section 105 of your bill, S. 452.

Alternatively, the committee could authorize transfer of the building to the Commission, relieving GSA of any responsibility whatsoever. We who have occupied the building for more than half a century would treat it with the care and respect that it deserves.

Mr. Chairman, there must not be any delay in authorizing certain basic repairs to prevent further deterioration of this historic building. It is the Commission's home, and we want to see it properly maintained.

Thank you very much for this opportunity to testify. I would be delighted to respond to any questions that you or the committee might have.

Senator STAFFORD. Thank you very much, Mr. Chairman.

I would say that, as a northern New Englander, I am more than pleased with the brevity of your statement, which always impresses us.

For my own information, I do understand the building is made of marble. Am I correct?

Mr. ECKES. That is my understanding, Senator. We do not know the origin, or at least I do not.

Senator STAFFORD. That was going to be my next question.

Mr. ECKES. As one who grew up in northern New England myself, I know that Vermont is prominent in the production of marble.

Senator STAFFORD. I know that quite a lot of it found its way down here to the Capitol at one time or another.

In any event, would you like to comment a bit further on the state of deterioration of the building and its extent, because the committee has been supplied by your Commission with some pictures which are quite graphic, but they are not actually in the record. It might be well if you or your colleagues did describe the deterioration a bit more.

Mr. ECKES. I would be happy to describe it briefly, Senator.

As you know, members of the committee staff had the opportunity to tour the building. Some of the members of the Senate Finance Committee did as well. We would be delighted for you or any of your colleagues to come down, if your time and schedule permit.

To summarize briefly, and not including everything, we have leaking ceilings and a leaking roof because of improper repairs in the late 1970's. We have falling plaster in many offices because of the leaking ceilings and drains.

Senator STAFFORD. Is that plaster falling off the ceilings or off the walls?

Mr. ECKES. Off the walls particularly; to some extent, from the ceilings as well.

We also have a very serious problem with rodents and vermin. I thought of bringing up some exhibits this morning that we just discovered, but decided that the committee might not wish to receive that type of evidence.

Senator STAFFORD. Well, I would say, Mr. Chairman, that we had a slight problem like that in my offices here in the Dirksen Building before we moved to the Hart Building, and I thought it would be democratic to have our staff vote on whether they wished to move or not. Unfortunately, a mouse ran through the office the day they voted, and so it was unanimous to move to the Hart Building.

Mr. ECKES. We have mice, too, Senator. I had to go down and remove one from one of my colleague's offices not long ago.

To return to the point, our electrical system and plumbing system are quite inadequate. The building really lacks any facilities for the handicapped.

I think a thorough renovation is going to be required. We have had outside architects look at it. We were told that some of the problems are going to need addressing quite soon or there will be very serious problems posing a threat to the safety of our employees.

Senator STAFFORD. What is the status of the heating and the air-conditioning systems?

Mr. ECKES. Let me ask Mr. Goodrich, who is our Director of Administration and who deals with it on a daily basis, to address that.

Senator STAFFORD. All right.

Mr. GOODRICH. Our heating and air-conditioning is obtained in various ways. The heating for the most part comes from a GSA steam plant. However, our air-conditioning is done primarily by window air-conditioners, which of course means a lot of water drips on the exterior masonry, and there are a lot of maintenance problems.

We do have some individual systems, particularly in our hearing room, where there is one which has lost its useful life. It is over 50 years old. It would need to be replaced. It is a very difficult situation to keep maintained, sir.

Senator STAFFORD. Thank you.

Has GSA been endeavoring to find other quarters for ITC, Mr. Chairman?

Mr. ECKES. GSA offered us the Bicentennial Building about 10 days ago, I believe. The Commission had had considerable experience with this building. Some 60 to 70 of our employees are currently headquartered in it. Unfortunately, our experience has not been very positive. There have been a number of serious problems with it, and we have had to relocate our administrative law judges to other facilities in the Georgetown area because of inadequate hearing room space. That is the only proposal that the GSA has brought to us in a formal way.

There were suggestions last year that they move us out beyond the beltway. The Commission did not respond positively to that, as you can imagine, nor did our oversight committees with whom we work on a very regular basis.

We have a great many Members of Congress who come down to testify in our hearings. We also have members of the trade bar and witnesses from out of town. We found any such suggestions beyond the realm.

Senator STAFFORD. Thank you very much, Mr. Chairman. We appreciate your testimony.

The Chair will reserve the right for other members of the committee who cannot be here this morning to send questions in writing to you, if that is agreeable, for response in writing.

Mr. ECKES. That certainly is. Thank you very much.

Senator STAFFORD. We will make them part of the record. (See p. 24.)

At this point in the record, the Chair is going to place a letter to me from Senator Dole and Senator Long, as chairman and ranking minority member of the Committee on Finance.

[The letter referred to follows:]

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United States Senate
COMMITTEE ON FINANCE
WASHINGTON, D.C. 20510

May 23, 1983

Honorable Robert T. Stafford, Chairman
Committee on Environment and Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

During the course of the Finance Committee's review of the programs and budget for the U.S. International Trade Commission it was brought to our attention that the ITC building at 701 E Street N.W., Washington, D.C., is in deplorable physical condition. At a budget authorization hearing on March 17, the ITC's Chairman, Alfred Eckes, graphically described the condition of the building, including the health and safety hazards that it presents for his staff and its negative impact on commission operations. Several Finance Committee members joined us in personally examining the building last month. and we can attest that it is in the condition outlined by Chairman Eckes. As an historic structure, this building obviously will have to be restored. This committee is concerned about the situation and believes it must be corrected.

Substantial repairs to the ITC building have been necessary for many years. The General Services Administration was authorized $5.8 million in 1974 for that purpose. It is our understanding that only $1.2 million was actually spent on repairs, and most of the problems which the 1974 authorization was supposed to have addressed still exist.

The current state of its headquarters building is demeaning to this highly professional and important commission. We urge the Committee on Environment and Public Works to assure the ITC permanent and appropriate quarters, if possible by renovation of their existing headquarters. Appropriate quarters should provide adequate hearing and "sunshine meeting" space and a location in the downtown area convenient to both the White House and the Congress, whom the ITC mainly and frequently serve. After improvements, the current building ideally meets these needs.

This committee is available to assist you in any way to resolve this matter as expeditiously as possible.

Sincerely,

Russell B. Long
Ranking Minority Member
Committee on Finance

Robert J. Dole
Chairman
Committee on Finance

cc: Jennings Randolph
Ranking Minority Member
Committee on Environment and
Public Works

Senator **Stafford**. We are happy to welcome Hon. S. Dillon Ripley, Secretary of the Smithsonian Institution as our next witness this morning. We understand Mr. Ripley is accompanied by Phillip Hughes, Under Secretary; John Reinhardt, Assistant Secretary for History and Art; John F. Jameson, Assistant Secretary for Administration; and Tom L. Peyton, Jr., Director, Office of Facilities Services.

We welcome you on behalf of the committee, Mr. Ripley, and your colleagues.

Again, we have your statement which we will place in the record in full. We invite you to either read it or proceed as you wish.

STATEMENT OF HON. S. DILLON RIPLEY, SECRETARY, SMITHSONIAN INSTITUTION, ACCOMPANIED BY JOHN E. REINHARDT, ACTING ASSISTANT SECRETARY FOR HISTORY AND ART; JOHN F. JAMESON, ASSISTANT SECRETARY FOR ADMINISTRATION; AND TOM L. PEYTON, JR., DIRECTOR, OFFICE OF FACILITIES SERVICES

Mr. **Ripley**. Thank you very much, Mr. Chairman.

The Under Secretary, Mr. Hughes, is not here this morning, and I would like to introduce briefly, on my left, John Reinhardt, the Acting Assistant Secretary for History and Art; and, on my right, Mr. Peyton, our Facilities Services Manager; and Mr. Jameson, Assistant Secretary for Administration.

I will submit the statement for the record, as you have suggested, Mr. Chairman, with pleasure.

I would like to say that I am very much appreciative of the opportunity to be here this morning, and especially interested to hear the testimony of the International Trade Commission about this historic, old building.

I know, indeed, the interest that you have, Mr. Chairman, and the members of your committee, in historic renovation and preservation of buildings in Washington.

We have an affection for the old General Post Office which, along with the old Patent Office across the street from that building, has been saved over the years in kind of nexus with the Treasury Building—all of the buildings at one time under the supervision of Robert Mills for construction and, subsequently, other architects and Gen. Montgomery Meigs, later a regent of the Smithsonian who supervised a couple of the Smithsonian buildings over on the Mall.

It is true, of course, that the Smithsonian has a very recent history in this particular part of the city. If one goes back to 1958, when the old Patent Office was rescued, as you recall, at that time, Senator, it was proposed that it be made into a parking lot, which might well have solved some of the problems for the International Trade Commission, who now have to park in part of their courtyard, as I understand it.

Fortunately, my predecessor, Dr. Carmichael, and David Finley, who was then Chairman of the Fine Arts Commission, were able to make enough general rumblings so that the building was not sacrificed for the larger purposes of Messrs. Antonelli and Gould, and we do have the building. We did restore it for about $5.5 million, which seemed like a lot of money in 1963 and in 1964 when I came and in 1968 when it was finally opened, rather splendidly preserved.

It is true that to restore properly the old General Post Office Building will cost a great deal more money. I am not a good mathematician about inflation, but I am told it is to be somewhere in the neighborhood of $25 to $35 million, which compares unfavorably with $5.5 to $6 million in 1964.

It is a worthwhile building, and I am sorry to say, as a fellow New Englander, that the marble, of which the south end particularly is constructed, comes from New York and Maryland.

The interior parts of the building are a little bit more our style, Senator. They are granite. There is quite a good bit of granite in the interior courtyard and part of the north face of the building, which makes one feel a little more at home.

The fact of the matter is it is a beautiful building. As you know, it is sort of Neo-Renaissance version, somewhat later in style than the classic Doric-Ionic Capital structure of the patent office. I have always been intrigued by it because it is connected by tunnels under F Street to the old building, and I had always visualized dollies running back and forth in these tunnels in between the rats and mice carrying paintings and other objects of sculpture into the old restored building.

It seems to me, however, that the Trade Commission has a very valid claim, ancestral occupancy for over 60 years. Of course, one cannot possibly claim anything else than that we are new arrivals in the vicinity.

That part of town, once devastated in the sixties by riots, has begun gradually to restore itself, and now Seventh Street is quite an area of kinds of business—in this case, art galleries and new restoration projects sponsored by the Pennsylvania Avenue Development Commission, which Senator Moynihan—who I see has joined us now—and I were ancestral members of, as I recall.

It is a splendidly, slowly renovating part of the city, and I hope in the next 20 years that it will be even more improved than it has been so far and that there will be a sufficiency of activities in culture, art, and business to make this thoroughly viable and thoroughly attractive.

In sum, then, Mr. Chairman, I have little to say beyond my statement, beyond the fact that the Smithsonian has been encouraged over the years by GSA to think that someday, when everything fell into place and all was in order, we would be able to acquire this building for the appropriate extension of the Portrait Gallery, the National Museum of American Art, the Archives of American Art, and make, as it were, a kind of nexus where the American art of the future could be studied as well as the past in most appropriate circumstances.

As anyone knows, and as I think Cardinal Newman related, the only evidence of life is growth. It is true that museums continually must grow if they are to preserve vitality and the very components of activity for which they were designed.

Ever since the restoration of the Patent Office, the two new museums, and now the Archives, have begun to squeeze the building, and all sorts of stratagems have already been made in the form of crowding and relative inaccessibility of the collections which throng into this museum complex.

It is an area which needs further public education, further public visitation, and availability to the public in the evening. I know that if eventually we were to have the reconstructed and restored Trade Commission, the old Post Office, as an addition to the present Patent Office, it would achieve far more general public use, general public visitation, and serve as an appropriate and effective foil to the building across the street.

There is no doubt in my mind that these old buildings really need to be utilized by the people, and in this sense, of course, the museum function for these two buildings is ideal.

I can only conclude, then, by saying that the Smithsonian continues to be interested in this building. We feel strongly that it would be of good public use and visitation, and it would come into a kind of glory of its own, if somehow in the future these two buildings were to be connected in theme and in utility for everyone.

Thank you, sir.

Senator STAFFORD. Thank you very much, Mr. Ripley.

Since you do know where the marble came from, I hesitate a little, but I will ask you if you know where the granite came from.

Mr. RIPLEY. I suspect that the granite came from somewhere around our natal heath, Mr. Stafford.

Senator STAFFORD. If the building is transferred to the Smithsonian Institute, will it be used primarily as public museum space or would it serve as expanded office space?

Mr. RIPLEY. Sir, it is quite obvious to us in looking at the building that could serve beautifully for public space. In the same way that we actively redesigned the interior of the old Patent Office Building, finding that the corridors which were relatively wide, actually the supporting partitions on either side, contained within them bearing columns, I think it would be quite possible, particularly on the south side, the older Mills design, to open up and have very handsome public spaces.

We also find a space in the basement area which could very easily be excavated on the south side for an auditorium, ample for public use. We do not have a properly designed auditorium in the Patent Office Building.

We also would have plenty of room for small classrooms, seminar groups for students coming in from the school systems. Therefore, we think that that part of it would be excellent.

We would contrive to redesign parts of the north end to make space available, also, for galleries and instruction areas. I find myself that it is very suitable to consider for design as a museum, in effect, with public visitation.

Senator STAFFORD. Whoever may occupy the building in the future, I gather you would agree it needs prompt attention to preserve it from damage?

Mr. RIPLEY. We have some pictures of it. I do not think they add particularly to the damage thesis, but we are aware, through strolling around the building, that it is in poor shape.

Senator STAFFORD. I understand, Mr. Ripley, that you have some 30,000 items in American art collections and only about 5 percent of them on exhibition at the present time. Should the Smithsonian not acquire this building, are there any other buildings in sight that might be usable for the purpose of art exhibit?

Mr. RIPLEY. We have not been provided with any inspiration about that. We have always felt that the nearer we could be to where we are now, the better. The one or two other suggestions that have been made in past years, such as the Pension Building, seem to us to be far more difficult for renovation in terms of museum exhibition. That vast interior space, like a railroad station, does not really lend itself very easily to anything more than perhaps some of our technology exhibits. We could string some Brooklyn Bridge elements across the courtyard inside the atrium, and we could put up some of the cast iron St. Louis City fronts that we saved in the thirties from the WPA, but I do not think that that would really be an issue that we could attack.

Senator STAFFORD. Are you prepared to seek funding for the project in the next budget cycle?

Mr. RIPLEY. We would be prepared to go ahead, throw ourselves at the mercy of the Appropriations Committees with whom we deal, and elicit their horror, as usual, at the octopus-like activities of the Smithsonian, extending from one building to another across the campus. We would be prepared to try, because we would like seriously to try to restore the building for museum purposes.

Senator STAFFORD. Thank you very much, Mr. Ripley.

I am delighted to have my colleague and the resident expert on old buildings in our committee, Senator Moynihan here.

Senator Moynihan, do you have any opening statement? This would be a good time. If not, is there anything you wish to ask of Mr. Ripley?

OPENING STATEMENT OF HON. DANIEL PATRICK MOYNIHAN, U.S. SENATOR FROM THE STATE OF NEW YORK

Senator MOYNIHAN. Thank you, Mr. Chairman.

First of all, welcome, Mr. Secretary and Mr. Reinhardt, and your colleagues.

I think I would be here more as a character witness on behalf of the Secretary in this matter.

He mentioned the Pennsylvania Avenue program, Mr. Chairman, and he and I—I do not know that we should say that either of us has grown old in the service of that cause, but it will soon be a quarter century since we first met on the matter. Urban renewal is no work for the short-winded. If you haven't got a quarter century to work on a project, don't bother.

This enterprise began when President Kennedy was inaugurated. He rode down Pennsylvania Avenue and he looked left and right and there were pleasing crowds, but there was nothing else. The city was trying to float out Wisconsin Avenue and Connecticut Avenue, which is very common for cities as building sizes, and so forth, reach the point where you need a quarter acre plot and you cannot assemble a quarter acre out of these places. He asked if something could be done. A commission was put into place.

Then we rediscovered what had never been forgotten, which was the L'Enfant plan for the city. What we found—if the chairman would be so kind as to let Dr. Ripley interpolate as we go—what we found was that the L'Enfant plan had never been finished, but that nothing had ever been done to make it impossible to finish it. Everything that had been done was in accordance with it.

Robert Mills, if I am not mistaken, was a draftsman for L'Enfant, wasn't he?

Mr. **Ripley**. Well, he came a little later. He was an engineer originally, as I recall.

Senator **Moynihan**. He was in the early planning and helped build Treasury.

Mr. **Ripley**. Yes.

Senator **Moynihan**. What you have here, you see, if I could just show you, Mr. Chairman——

Senator **Stafford**. Yes.

Senator **Moynihan**. In the design of Pennsylvania Avenue, L'Enfant had one idea that about halfway between the Capitol and the White House there would be what in the architectural terms of that age, of the Beaux-Art age, would be called a transverse, a flow of new effects into the avenue.

Up here, where we have the Patent Office, now the National Gallery, he wanted to put the National Cathedral. He assumed we would need a place to bury our admirals, and that was to be the National Cathedral. It is exactly on this triangle.

He put this right up there. It is not to the left or to the right. It is right in the middle of the street. Therefore, when you look up, you look at the Cathedral.

If you will notice the Archives Building, there are all these other buildings on Pennsylvania Avenue that were built when Andrew Mellon was Secretary of the Treasury. They all faced on Pennsylvania Avenue. The Archives Building is notched in, so it looks straight up at what became the Patent Office. We did not build a cathedral, we built instead this. It is all perfectly put together.

Right here is the General Post Office, and straight up here you find Howard University, which is the Federal university.

It seems to me that I recall—and the witness can correct me—that at the time we began thinking of it, GSA was seriously considering knocking down both these buildings. Isn't that right, Mr. Secretary? Do you remember?

Mr. **Ripley**. Yes.

Senator **Moynihan**. They said they are not worth a damned thing. The Civil Service Commission was in one, sort of rattling around in the place, and the other, the old Post Office, the Trade Commission was in that. They were not efficient office spaces, and they wanted to knock them down. We said: "In the name of God, don't knock them down. Mills put them there because he was building on a design that we are still working on." We have done things. We have added that reflection pool and all these things going along. We saved them from being knocked down.

Secretary Ripley went and said, "Listen, you don't think you need that." The Civil Service Commission wanted to get out of that building. It was terrible. The walls were high. He said, "I'll take it." He turned it into one of the most beautiful museums in the world. You didn't take a picture off a wall when you put up the National Portrait Gallery. You took things out of basements and attics.

Mr. RIPLEY. Right.

Senator MOYNIHAN. The same man designed both buildings. They are part of the original formation of the bone structure of the Capital.

If you see what they have done with what was going to be knocked down 22 years ago, imagine what they will do with the same opportunity. They have a record and they have a use, a real use. I repeat, there wasn't a thing that was hung up on the walls at the Portrait Gallery that they took from somewhere else.

Since you got the Portrait Gallery, you have been getting portraits, have you not?

Mr. RIPLEY. We certainly have.

Senator MOYNIHAN. They have just come rolling into Washington now that people know that there is a place for them.

I just want to encourage this thought, Mr. Chairman.

Thank you very much, Mr. Secretary.

Mr. RIPLEY. Thank you very much, Senator.

Senator STAFFORD. I also thank you, Mr. Ripley, and your colleagues for being with us this morning.

As you say, Senator Moynihan, if only 5 percent of the 30,000 items in the art collection are displayed at the present time, apparently another building would not get more than another 5 percent of it.

Mr. RIPLEY. By rearranging the storage space that is now occupied by the other percentage, we could get breathing space to put more on exhibition in total. We would have a net benefit. There is no doubt about that.

Senator STAFFORD. Thank you very much, sir, you and your colleagues.

Mr. RIPLEY. Thank you.

Senator STAFFORD. At this point in the record, the Chair, if there is no objection, will place a number of letters written to the committee by members of the bar who have testified in front of ITC in connection with the restoration of the building.

[Statements submitted for the record, responses to written questions, and the letters referred to by Senator Stafford follow:]

STATEMENT OF ALFRED E. ECKES, CHAIRMAN
UNITED STATES INTERNATIONAL TRADE COMMISSION
BEFORE THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
U.S. SENATE, MAY 24, 1983

Mr. Chairman, members of the Committee, thank you for giving me the opportunity today to present the International Trade Commission's position on a matter of vital importance to the Commission -- the disposition of the historic building that has been its headquarters since 1921. Appearing with me today are the other two current members of the Commission, Paula Stern and Veronica Haggart.

As you are aware, a decision as to the ITC Building's future has been pending for many years; and during these years, building maintenance by the General Services Administration has been minimal. You may have surmised that the Commission is impatient with the progressive deterioration of its building, and therefore is eager to abandon it for more modern, functional office space.

Such is not the case. The objective of the Commission's protests to GSA and Congress concerning the building's pathetic condition is improvement of that condition, not relocation of the Commission. We urge the Committee to authorize certain necessary repairs to our building immediately to prevent further deterioration of an historic landmark; and to fund thorough renovation over a period of five years to provide a permanent headquarters for the ITC.

We can understand the Smithsonian's desire to obtain title to our building. There are few buildings in the District that can compare in historic and architectural significance. It is the fifth oldest Federal building in Washington. The original 1830's portion was designed by Robert Mills, who also designed the Washington Monument. It was the first building in Washington built of marble; and both the interior and exterior have design features that make it potentially one of the most elegant and graceful public buildings in the city. In spite of eggcrate flourescent lights, exposed pipes and wiring, stained walls, and peeling plaster, the building's potential is recognized by the Smithsonian. It is also apparent to the Commission.

This building has been our home for sixty-two years. The Commission is associated with the building much as the Treasury Department is associated with its fine old structure also designed by Mills. Congress has shown repeatedly that it has high regard for the work of the International Trade Commission. It should support our claim to a headquarters building uniquely well suited to our mission.

One of the major requirements for a Commission headquarters is a downtown location, convenient to Congress and the trade bar, and easily accessible by those wishing to testify at hearings or use our research facilities. Our current location fits that description. All subway lines are within easy walking distance, an important advantage for visitors as well as for Commission staff.

The immediate neighborhood is in transition. The Smithsonian may point to new art galleries and other new cultural facilities in the area to support their claim to our building. However, trade facilities are also an important feature of the emerging neighborhood. A Far East Trade Center will be constructed to the north of our building over the Gallery Place Metro station; and two blocks to the south, the Sears Roebuck World Trade organization will be headquartered in renovated buildings on Pennsylvania Avenue. The District of Columbia Convention Center, site of major industrial product exhibitions, will continue to attract trade-related facilities to the area.

The Smithsonian is a relative newcomer to the neighborhood, acquiring the old Patent Office Building in 1958, thirty-seven years after the Commission took up residence. There is no reason why culture and trade cannot coexist in the area. There is no reason why the Smithsonian needs for expansion should force our departure from a location so convenient to our operations.

The unique space requirements of the Commission also argue for retention of our building. An ITC headquarters must have a large, unobstructed space for public hearings. Most modern buildings have pillars spaced twenty to thirty feet apart, making creation of a space similar to our current main hearing room impossible unless we could work with the architects in the design phase of a new building or major renovation.

We also need other large, special-use areas such as hearing rooms for our administrative law judges, a printing plant, and an adequate library for staff and public use. Even if a building were to be found that could be adapted to provide these facilities, we have no assurance that GSA, under new space regulations, would permit us to lease the amount of special-use space we now have and will continue to need.

An indication of what GSA has in mind for us as an alternative to the ITC Building was its offer last week of 70,000 square feet in the nearby Bicentennial Building to add to the approximately 19,000 square feet we already occupy there. Assuming our ALJ operation, now located on Wisconsin Avenue, would remain in a separate location, this still would not be sufficient space for the rest of the Commission. Excluding special-use space (in the amount we now have), there would only be about 113 square feet per person, considerably less than the 135 square foot per person allotment now stipulated by GSA as a goal for all Federal employees.

The Commission voted to reject GSA's offer on May 20, and I immediately advised GSA of our decision in writing. We will not move to inadequate space in an inadequate building. Our experience with the Bicentennial

Building in the past would cause us to reject that option even if more space were offered there. But we take this offer from GSA as a sign that we are not apt to be offered adequate space anywhere; and it is not cost-effective nor operationally prudent for us to consider any move that would not provide essential special-use space and consolidate our entire operation.

Why then do we wish to retain a building that does not house all our employees? It is true that the building as now configured would not hold all of the Commission's operation. However, we expect that much could be done in a rehabilitation plan to create new space and better use existing space. Consolidation is not an impossible dream.

For example, the small branch Post Office now occupying the south end of our building could be relocated to one of the new or renovated buildings in the neighborhood. (I imagine the Smithsonian also has this in mind). Use of that area, the former GSA Guard School in the courtyard, the basement, and the sub-courtyard space would add considerable useable area to the building total. Of course there would have to be an in-depth architectural and engineering study to determine the extent of such additional space. But we have reason to believe that much if not all of the Commission could fit within our building with proper planning.

Another argument that has been raised against our retaining the building is that Commission operations would be disrupted during the years of rehabilitation. We do not expect to have to vacate the building completely. Renovation could be accomplished with relatively little dislocation by working on one section of the building (wing or floor) at a time. Temporary space may have to be leased for the staff in each section as that area undergoes renovation, unless we first could claim enough additional space in the Post Office area, Guard School, subcourtyard, and so forth to house displaced staff.

Moving the Commission to a new location definitely would not be any less disruptive. During this period when trade issues are increasingly important to the nation and the ITC's workload is burgeoning, the Commission can ill afford the loss of time and effort accompanying a major move. A plan affecting only a portion of the staff at any one time would be the better option.

Commited to the ITC Building as we are, it is difficult for the Commission to understand how the Committee might be persuaded that the Smithsonian has a better claim. I already have discussed the question of location -- the location of the building is as favorable to the Commission and its operations as it would be to the Smithsonian, and our headquarters is not out of place in our changing neighborhood. Let us examine some of the other arguments for Smithsonian ownership that have been advanced.

One offered by GSA in its communications to us is that it is no longer cost-effective to maintain the building for the Commission, and that the government would save money in a transfer to the Smithsonian. The Smithsonian would pay a fair market price for the building and renovate it using a mixture of public and private funds.

This argument defies logic. Just how would the government (and the taxpayers) save money by such a transfer? Mr. Ripley, Secretary of the Smithsonian, in an April 25, 1983, letter to Chairman Robert Young of the House Subcommittee on Public Buildings and Grounds, stated the Smithsonian's intention to request authorization and planning appropriations in its FY 1985 budget request. Approximately $25 million plus acquisition costs was Mr. Ripley's estimate of the money required to complete the project of converting the building to Smithsonian use. Nowhere in Mr. Ripley's letter was there any suggestion of private funding.

Since Congress will be asked to fund all or at least a substantial portion of this project, how does the government save money? It is obvious that GSA will save money. It will eliminate from its rolls a building it has allowed to deteriorate. But the taxpayers will supply the "market price" needed to buy this building that now belongs to their government. The taxpayers will pay for the building's renovation.

Even if a portion of the restoration is covered by private funds, it is questionable just how "private" such funds really are. Donations to the Smithsonian are deductible from taxable income and thus such private funding still decreases monies available to the government.

If taxpayers are going to fund restoration of our building in any event, why should this not be done for an agency of their government? The bill S.452, introduced last February by you, Chairman Stafford, and Senators Moynihan, Simpson and Randolph, would seem to support this view. Section 203 of that bill stipulates that GSA shall "prior to acquiring, constructing, or leasing space in any other building, locate Federal agency offices in existing public buildings, giving first priority to utilizing fully by renovating if need be, those public buildings of historic, architectural, or cultural significance." Endorsement of GSA's selling such a public building of historical, architectural and cultural significance and leasing space for the Commission elsewhere would be inconsistant with this mandate. Surely if the government is to adopt a policy of acquiring and retaining buildings of significance, relinquishing the ITC Building would be a gross violation of such a policy.

Some may argue that a building as potentially beautiful as ours is more suitable for museum use than for use as a Federal office building.

The public should be allowed maximum access to such a building, they maintain, and this would be facilitated by transfer to the Smithsonian.

This argument has several major flaws. First, the manner in which the building is constructed will not allow for much museum exhibition space. Most of the rooms are comparatively small and have load-bearing walls that will not permit creation of larger spaces for exhibits. Of course, the hearing room would be available as an auditorium, and the library, Commission meeting room, and several other large rooms could be used for art display. Much of the building, however, is suitable only for offices, and that is how it would have to be used by the Smithsonian.

Second, the public has access to many areas of our building now. ITC hearings and meetings are generally open, and visitors may use our library and docket area for research. Once the building is restored, we could follow the guidance of S.452 (Title V) and enhance our Federal building with temporary or permanent exhibitions of art for public enjoyment. Perhaps the Smithsonian could lend us some of the surplus art works they have no room to store? We would be delighted to arrange tours of our historic building once we no longer must contend with leaking ceilings, falling plaster and roving rodents.

This leads us to the most telling argument in favor of Smithsonian possession of the building. Anyone viewing the dilapidated state of our building might well question the wisdom of allowing GSA to continue its stewardship. Anyone seeing the condition of our roof after GSA has spent hundreds of thousands of dollars on its repair might wonder at that agency's ability to contract for building rehabilitation. GSA's latest plan for the roof does little to reassure us that there will be much improvement. Although it is obvious to all who have inspected the roof that cracked and plugged roof drains are responsible for much of our current problem, GSA has decided to repair the roof again in the near future without repairing the underlying drain system. To save a few dollars now, they will allow the building to deteriorate further and incur much higher costs further down the road. It is decisions such as this that lead those who admire our building to look to the Smithsonian for rescue.

Continued congressional concern, however, could force GSA to act responsibly toward its charge. There is evidence of your concern in the past. In 1974, GSA was authorized $5.8 million to rehabilitate the building and make certain major alterations such as installing a central heating and cooling system and upgrading the severely deficient plumbing and electrical systems. However, GSA spent only $1.2 million of that amount and then cancelled the project, apparently with Committee consent. The ITC has been forced to spend $750,000 of its own funds to address emergency building needs since 1974.

Smithsonian interest in the building and GSA's desire to rid itself of what it views as a white elephant were partly responsible for this neglect. However, this situation cannot be allowed to continue, as some aspects of the building, such as many of the windows and the courtyard, are becoming unsafe.

If, in the Committee's view, it is unrealistic to expect constant monitoring of GSA by a busy Congress, there is another solution. The Committee could instruct GSA to delegate complete authority to the Commission to contract for rehabilitation and maintenance of our building. Again we turn to S.452 (Section 105) to find support for this course of action. Alternatively, the Committee could authorize transfer of the building to the Commission, relieving GSA of any responsibility for the building and, of course, any Standard Level Users Charge funds, which now must be tranferred to GSA annually.

The ITC, then, would be responsible to Congress for the appropriate use of Federal funds to renovate and maintain our building. I assure you that we who have occupied the building for over a half century would treat it with care and respect for its historic and architectural importance.

Whatever plan for the building you may endorse, there must not be any delay, in authorizing certain basic repairs to prevent further deterioration. Among other items, these would include thorough repair of the roof drains and roof, repair of the courtyard, replacement of defective windows and frames and repair of exterior masonry. Money must be provided, and GSA must be instructed to do the job properly and not waste public funds in a bandaid approach.

The Commission would prefer, of course, that the question of permanent ownership of the building be resolved quickly and responsibility for future rehabilitation and maintenance determined. This would be acting in the best interests of the building and the International Trade Commission.

Thank you for your attention to this matter which so greatly affects the future of the Commission. I will be glad to answer any questions you may have.

CHAIRMAN

UNITED STATES INTERNATIONAL TRADE COMMISSION

WASHINGTON, D.C. 20436

June 3, 1983

Honorable Robert T. Stafford
Chairman
Committee on Environment and Public Works
Washington, D. C. 20510

Dear Mr. Chairman:

Enclosed are the U. S. International Trade Commission's answers to the four questions you sent to me on May 26 which supplement the testimony at your Committee's May 24 hearing on public buildings.

The Commission appreciates the efforts your Committee is taking to resolve the matter of repairing and restoring the ITC Building and is available to provide further information as you feel is necessary.

Sincerely,

Alfred Eckes
Chairman

Enclosure

cc: Honorable Daniel Patrick Moynihan

Questions On ITC Building

QUESTION:

1. Is the International Trade Commission willing to be relocated from its present building if suitable new quarters were to be found?

ANSWER:

The International Trade Commission's objective is to have the ITC Building repaired and renovated for its permanent use. There are numerous compelling arguments for that position, as presented at the hearing on May 24. We, of course, cannot rule out alternative sites, but we are not optimistic that GSA will offer us a reasonable alternative to our traditional headquarters. None has been forthcoming during the last six months and we are unaware of any changes in the Federal space inventory in Washington, D. C. that would allow our unique space and location requirements to be accommodated.

The only reasonable alternative to the ITC headquarters building would be a well constructed building in a convenient downtown D.C. location, which could accommodate our special space requirements and house the entire Commission. Our space requirements include a large, unobstructed space for public hearings and other special use areas, such as hearing rooms for our Administrative Law Judges, a printing plant, computer room, and an adequate library for staff and public use. Location in the downtown area is important since we deal continuously with the Congress, Executive Branch agencies and the trade bar. Access to public transportation is critical for the people appearing at our hearings from all over the world.

QUESTION:

2. What are the current total space requirements of the International Trade Commission and how are they expected to change over the next ten years?

ANSWER:

At present the International Trade Commission has assigned to it 121,230 square feet of space in four locations: the ITC Building at 701 E. Street, N.W., the Bicentenntial Building at 600 E. Street, N. W. the Waterfront Center at 1010 Wisconsin Avenue, N.W., and storage space at the Navy Yard (Annex 197). The assigned space (in square feet) is allocated by type as follows:

Type of Space	ITC Bldg.	Bicent. Bldg.	Waterfront Center	Navy Yard	Total
Office	54,921*	17,190	2,375	-	74,486
Special Purpose	14,610	1,600	2,240	-	18,450
Storage	4,861	-	-	5,020	9,881
Parking	11,400	7,013			18,413
Total	85,792	25,803	4,615	5,020	121,230

Special purpose space includes such facilities as hearing rooms, libraries, printing plant, computer room, copier facilities and a special "Meeting in Sunshine" room.

* Includes 2,555 sq. ft. of existing special purpose space in the ITC Building. This is space especially reclaimed by use of raised floor and special air handling to maximize building utilization for office purposes.

The space allocated to the Commission now is barely adequate. Many of our employees function in crowded, substandard work areas, and we have to use hallways for storage. The public has very little room to examine case files. Ideally the Commission needs a minimum of 125,000 square feet of net usable space for its office, special purpose and storage uses. Parking requirements would be additional.

It is extremely difficult to project changes to our space requirements over the next ten years. The law sets out certain types of cases the Commission must hear and our workload has grown dramatically over the last year. We have been able to cope with this increased activity so far without expanding our staff, but the international trade situation during the next decade may increase Commission activity to the point where a larger staff will be necessary.

QUESTION:

3. You already have some of your offices in leased space in the Bicentennial Building not far from your main building. Would you consider this building suitable as office and hearing space for the entire Commission?

ANSWER:

On May 20, 1983, the International Trade Commission rejected a formal offer of space at the Bicentennial Building which GSA proposed as an alternative to our headquarters building. We advised GSA that the offer was considerably short of our needs both for office space and for special purpose and storage areas. Moreover, we informed GSA that the Commission would not accept a move to the Bicentennial Building even if sufficient square footage were offered. The Commission has had too many unfortunate experiences during its years of tenancy to accept that the building could serve its needs.

ITC has been a tenant of the Bicentennial Building since 1977, and at one time occupied the entire 6th floor (ITC has about 2/3 of that floor now). However, because of the building's poor conditions, ITC relocated as much of its operations as possible. We persuaded GSA to rent alternative space (1010 Wisconsin Avenue, N.W.) for our Administrative Law Judge operation since ventilation problems and structural obstructions in the Bicentennial Building made hearings very uncomfortable.

The problems we have encountered over the years have been brought to GSA's attention since it is responsible for dealing with the building's owner. We have had only limited success in resolving them. The heating, ventilation and air conditioning have improved recently due to the ITC's persistence. However, in view of the long-standing shortcomings of the building, we are not convinced this recent improvement will be permanent.

The Federal Government's lease on the Bicentennial Building expires in February 1986, which means that we will soon be faced with a period of uncertainty as to whether the government will be signing a new lease agreement. The ITC would prefer to leave the Bicentennial Building altogether provided that suitable space could be found. As I noted at the May 24 hearing, consolidation of all or most of the Commission's functions might be possible in the ITC Building with proper repair and restoration.

QUESTION:

4. Are you aware of available space, either Government-owned or private, that you would consider suitable?

ANSWER:

We are not aware of any available space in the Federal inventory which would be suitable for our operations. GSA has on occasion mentioned small parcels of space available or becoming available in addition to the Bicentennial Building, but it was immediately apparent that these would be inadequate.

We are aware that private office space is being advertised for lease in the Gallery Place, Judiciary Square and Union Station/Capitol Hill areas of the District which might be appropriate from a location standpoint. However, a new office building would have to be adapted to the Commission's special needs. Most modern office buildings have load-bearing pillars spaced 20 to 30 feet apart, making creation of a space similar to the ITC's current main hearing room impossible unless we could work with the architects in the design phase of a new building or major renovation. We, of course, cannot pursue detailed examination of any possible alternatives which might be available from private sources, since ITC does not have independent leasing authority.

STATEMENT BY

S. DILLON RIPLEY

SECRETARY

SMITHSONIAN INSTITUTION

BEFORE THE

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

UNITED STATES SENATE

WASHINGTON, D. C.

MAY 24, 1983

Thank you, Mr. Chairman.

We appreciate very much having this opportunity to share with you and other Members of the Committee the Smithsonian's interest in the old General Post Office Building, together with ideas for integrating it into the Institution's family of museums.

Our current interest in the building dates back to 1958 when we acquired and began renovation of the Patent Office Building, immediately across F Street from the General Post Office Building and connected underground by a tunnel with it. The two buildings are linked historically as well, and we have long felt that the General Post Office also should be restored and preserved for public purposes. Its availability to the Smithsonian would, we believe, lead to a lively nexus of museum activity at Gallery Place. Its access to the public seven days a week and in the evenings as well would add significantly to the emerging cultural and educational corridor along 7th Street that has been encouraged by the program of the Pennsylvania Avenue Development Commission.

In the mid-19th century Robert Mills, the self-styled Architect of Public Buildings, supervised the creation of the three outstanding monuments of American public architecture of the Romantic period - the Treasury, the Patent Office (which now houses the Smithsonian's National Museum of American Art, National Portrait Gallery, and Archives of American Art), and the General Post Office (now the International Trade Commission Building). While completing the Treasury and the Patent Office Mills designed and built the General Post Office with the intention of creating a building that was functional, as well as beautiful. The destruction by fire in 1836 of the former Blodgett's Hotel, which had housed both the Patent Office and the General Post Office, created the impetus for the construction of the present structures, and Mills sought to make the new buildings, standing side by side, examples of fireproof construction and expressions of national dignity.

Against the Doric grandeur of the Patent Office, the Post Office intentionally was contrasted as an elegantly Italianate version of the classical style. The building represents the finest American use of such Neo-Renaissance elements as the palace formula for the articulation of floors and the colossal order of columns. As the only one of the three Mills buildings executed in marble as well as granite, it took on the character of a work of art. The superior beauty of the building was widely praised in its day; Smithsonian cognizance of the architectural merit of the building goes back to 1849 when Robert Dale Owen, a Regent of the Institution, praised its gracefulness in his essay, Hints on Public Architecture, which focused on the creation of the Smithsonian "Castle".

Until its transfer to the Smithsonian twenty-five years ago the Patent Office Building had been home to a succession of Government agencies. Its poor condition posed the threat of destruction, but the Smithsonian's careful renovation restored its original grandeur and created a center for the exhibition and study of American art and portraiture. The years since have witnessed singular scholarly and public interest in the programs of the National Museum of American Art, the National Portrait Gallery, and the Archives of American Art which have become recipients of major collections of American art and its documentation. The growing collections and public responsibilities of these activities have heavily taxed the building, however, and their continued vitality is dependent on the availability of additional space for exhibition and scholarly purposes. Adapting the General Post Office Building to public museum purposes would provide for these activities now and over the longer term, and a concomitant program of preservation and renovation would restore and stabilize the architectural integrity of this historic structure.

The General Post Office Building offers space for a wide range of public museum activities such as the exhibition and study of paintings, prints, drawings, and photographs in the collection of the National Museum of American Art. Because of existing space constraints less than 5% of the 30,000 items in its collections can now be displayed. The wide hallways in the building can be used for the display of art and archival material, while its rooms offer the opportunity to display in an intimate setting a single theme or artist in depth or, in the case of the Portrait Gallery, to display paintings, documents, and objects associated with individual figures in American history. For the Archives of American Art there are appropriately scaled spaces for research on and exhibition of letters, photographs, sketchbooks, and other documents reflecting the history of the visual arts in America. In addition, school groups and other visitors to the building can be accommodated in seminar rooms fitted with audio-visual equipment, and an auditorium for lectures, films, and colloquia, urgently needed by the programs in the Patent Office Building for the fullest exposition of their activities, can be created through reconfiguration of areas in the General Post Office Building. We believe that the spatial relationships of the building can be used more effectively for public museum purposes than they can be for administrative purposes.

Illuminating the historic nature of the building and converting it to public purposes will require a comprehensive program that must meet the special requirements of museums for fire protection and constant temperature and relative humidity in order to preserve the collections with which they are entrusted, while also providing for the safety and accommodation of visitors. Elements of such a program would include replacing the existing roof; restoring all of the original interior and exterior architectural finishes; replacing the windows with double or triple glazing; modernizing all electrical and plumbing systems; providing new insulation, a vapor barrier, and a heating and air-conditioning system with industrial controls; replacing existing fluorescent lighting with fixtures reminiscent of the period in which the building was constructed; and installing smoke detection and sprinkler systems along with other security equipment. Our preliminary estimates suggest that an undertaking such as this would require approximately $25 to $35 million.

We are well aware of the budgetary requirements that acquisition of the General Post Office Building would pose and how the opportunity must be treated in the budgetary process. The renovation will need to be considered in the context of our long-range planning, and the Institution is certainly mindful of the need for fiscal restraint. However, should there be an indication in the near future that the General Post Office Building might be made available to the Smithsonian, we will work with the Administration and the Congress on a renovation plan and on obtaining budgetary resources.

We are enthusiastic about the possibility of acquiring the General Post Office Building because of its intrinsic value and the importance of additional space for activities now housed in the Patent Office Building. Restored to its originial beauty, the General Post Office, with the Patent Office, will become the Nation's most significant center for the study of American art, and will offer the public a rich and full range of museum programs.

SMITHSONIAN INSTITUTION
Washington, D.C. 20560
U.S.A.

10 June 1983

Honorable Robert T. Stafford
Chairman
Committee on Environment and Public Works
United States Senate
Washington, D. C. 20510

Dear Mr. Chairman:

Thank you for your letter of May 26 and for the opportunity to provide further information in support of our interest in the General Post Office Building, now known as the International Trade Commission Building. Enclosed are our answers to the questions forwarded to us.

It was an honor to appear before the Committee on May 24. My staff and I look forward to working with you further in achieving satisfactory resolution of the issues surrounding the future of the General Post Office Building.

Sincerely yours,

Phillip S. Hughes, Acting
for S. Dillon Ripley
Secretary

Enclosures

QUESTIONS FOR SMITHSONIAN INSTITUTION

ITC BUILDING

1. What is the history of the Smithsonian's interest in the ITC Building? How will space in the building be used and how will museum programs be strengthened through its acquisition?

Answer: The history of the Smithsonian Institution's interest in the General Post Office Building, now known as the Trade Commission Building, dates back to 1958 when we acquired and began renovation of the Patent Office Building which is immediately across the street, connected by an underground tunnel, and designed by the same 19th century American architect, Robert Mills. In the early 1960's we began conversations with the Administrator of the General Services Administration about the possibility of the Institution acquiring it, seeing to its restoration, and adapting it to public use. Similar conversations and correspondence ensued over the years with other GSA officials and with our Congressional appropriations subcommittee.

Space in the General Post Office Building would complement that already occupied by three Smithsonian bureaus--the National Portrait Gallery, the National Museum of American Art, and the Archives of American Art--in the old Patent Office building. In the 25 years since acquiring that structure, the programs, activities, and collections of these three bureaus have grown substantially in size and in public impact. The opportunity for significant additional space which the General Post Office Building could afford would enable the exhibition programs and other public activities of these bureaus to reach a wide audience, especially now that the D.C. Convention Center has attracted significant new visitation to the immediate neighborhood. Use of the building for exhibits as well as for classes, lectures, film showings and the like will mean that the public will be using the building seven days a week and that there will be many evening events scheduled. We are now engaged in an intensive study of the building, taking into full consideration its historic preservation requirements and various engineering considerations, to determine the exact mix of program activities which its configuration would best support. Central to our interest will be the maximum public use of this important structure, consonant with the needs and program capabilities of our art bureaus.

2. Is it your understanding that GSA will agree to transfer the ITC Building to the Smithsonian free of charge? Would you be willing to purchase the building for its appraised fair market value?

   Answer: It is our understanding that GSA is required to charge appraised fair market value for such transfers. We would be willing to purchase the building, but would require an appropriation for this purpose.

3. If it were difficult to obtain immediately the $25 to $35 million necessary to renovate the building for use as a museum, would funding be available to arrest building deterioration? When could you start needed basic repairs?

   Answer: An appropriation of funds would be required to undertake repairs necessary to arrest building deterioration. Repairs could start immediately upon receipt of necessary funds.

4. Do plans to renovate the ITC Building as a museum include the space occupied by the U.S. Postal Service?

   Answer: Plans to renovate the General Post Office Building as a museum would include using the space occupied by the U.S. Postal Services. It is ideal as a public exhibition gallery; the so called dead letter office is especially well suited for large scale exhibits.

5. In addition to the ITC Building, the Smithsonian, in 1976, had expressed some interest in acquiring the Pension Building. Does interest in the latter still exist?

   Answer: While we are pleased to see the efforts being made to preserve the Pension Building for public uses, we do not foresee an appropriate use by the Smithsonian.

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May 16, 1983

Honorable Robert T. Stafford
Committee on Environmental and
Public Works
Dirksen Senate Office Building
Room 410
Washington, D.C. 20515

Re: Hearing on the U.S. International Trade Commission Building

Dear Senator Stafford:

We are writing this letter to express concern as to the lack of interest on the part of the General Services Administration in carrying out the necessary repairs and maintenance to the historic structure which now houses the United States International Trade Commission. As former Commissioners of the Commission during the 1970's, we recall the considerable number of problems which had arisen and the unpleasant manner in which the GSA handled these problems. Aside from delays on the part of GSA in providing routine but necessary maintenance and service, it particularly interferred substantially with the Commission functions in its failing to make immediate repairs when damage was caused by subway excavation near the building in the mid-1970's. Even with this history, we are nevertheless dismayed by the current lack of interest on the part of GSA to maintain this historic structure as a functional building for the public and for the business which is now being conducted by the International Trade Commission.

The Committee, as a final arbiter of GSA appropriations, should have concern over the failure of GSA to carry out its functions. The condition of the Commission hearing room is but one current example of the need for some type of action. The hearing room is one of the few large hearing rooms available to accomodate the increased responsibilities and functions of the Commission. As a result of the failure of GSA to make necessary repairs to the room, it has deteriorated considerably. The deteriorated state of the room demeans the importance of the Commission's work, and not only makes it difficult and unpleasant to conduct proceedings, but creates a negative image of the Commission in the public in its proceedings.

We strongly urge the Committee to take whatever action it deems necessary to have GSA carry out its functions of maintaining the building in good order and condition so that the public and the Commission can conduct their important work under the proper conditions.

Sincerely,

George M. Moore

George M. Moore

Italo H. Ablondi

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OF COUNSEL:
MICHAEL A. STERLACCI
MAYDA COLÓN TSAKNIS

June 1, 1983

The Honorable Robert T. Stafford
133 Hart Office Building
Washington, D.C. 20510

Dear Senator Stafford:

As a practicing member of the Trade Bar who represents both foreign and American companies, I feel obligated to urge most strongly that you support and take the appropriate action to: 1) keep the United States International Trade Commission (ITC) in its present and traditional headquarters at 701 E Street, N.W. and; 2) provide such funds as are necessary for the proper rehabilitation of the building for the ITC's use.

The building occupies one of the more historic locations in Washington. The only previous structure on the site, Blodgett's Hotel, was built in 1795 and was the location of the first theatrical performance in the city. The building was bought by the Government in 1810 to house the Post Office and the Patent Office. More importantly, Blodgett's Hotel became the Hall of Congress for one session after the British burnt the Capitol on August 24, 1814.

The present building was constructed over a 27 year period, finally being completed in 1866. It is the oldest continuously occupied Government building in the United States. The building itself is considered one of the finest examples of Neo-Romanesque architecture in the country. It was designed by Robert Mills and Thomas Ustick Walter, architects of the U.S. Capitol.

The white marble edifice is built in almost perfect classical proportions. The delicately columned portico on the north (F Street) side is considered one of the finest Corinthian examples of its type. The interior of the building is not without its distinguishing characteristics with the groined and barrel vaulted ceilings that are set off from the wall by an intricate frieze. There are exquisite columned and domed rooms on the third floor; the main one of which is decorated with Caducei, once the symbol of the Post Office. The main corridor on the second floor is tiled in blue Bardiglio and white Carrara marble.

Perhaps the most impressive feature of the interior is the cantilevered, spiral staircases, which curve majestically for four stories and are among the tallest unsupported granite staircases in the world. One of these has been shamelessly boarded up with a rickety elevator of uncertain vintage. Surely there is another location in the building in which the obligatory lift could be placed.

Even discounting its architectural uniqueness for the moment, the building is not without its curiosities. Chief among these are the swinging "barroom" type doors that represent a unique notion of ventilation before the advent of air conditioning, and the murky rumors that the brick cells in the attic were used to imprison Confederate officers during the Civil War. The building is reputed to have at least two ghosts, and is reportedly where Walt Whitman served as a male nurse during the war.

The International Trade Commission building has been a prominent, if not widely publicized, structure throughout American history. It housed the Post Office Department until 1897, after which the Land Office and the Bureau of Education occupied the building. Other government organizations housed in the building were the Selective Service Board, the Panama Canal Commission, the War Claims Commission, sub-committees of the U.S. House of Representatives, and the United States Employees Compensation Commission. The building served as offices for such notables as Mr. John Wanamaker, the famous Philadelphia merchant and Postmaster General, General Enoch Crowder, and General John "Blackjack" Pershing. The building was also the first site of Samuel F. B. Morse's telegraph company.

The International Trade Commission and its predecessor, The United States Tariff Commission, have occupied the building consistently since 1921. In 1937 the building, known unofficially as the old Land Office building, was officially designated the Tariff Commission building. It was placed on the National Register of Historic Places on May 24, 1969, and in 1975 was officially renamed the United States International Trade Commission Building.

The current condition of this building is absolutely deplorable. That one of America's finer and more historic structures should be allowed to fall into such disrepair and decay, largely through bureaucratic pettifoggery approaches a national disgrace. Crumbling plaster; a leaky roof; peeling paint; flooded basement; water sliding down the walls; slimy, mold-ridden offices; dangerous structural cracks; portions of the structure plummeting to the ground; roach and vermin infestation; exploding rats - the litany goes on and on and is well known. Congress should see to it that this fine historic landmark is immediately restored and that no further perpetration of such an outrage be allowed.

Furthermore, the ITC should be allowed to remain in the building. It has been housed there for over 60 years and this nationally historic structure has been named after the Commission for almost half a century. Indeed, the Commission and the building has almost become synonomous. To move the Commission out of the building would be no particularly great service to the Smithsonian, there are a number of equally fine places for their fine art collection, but it would do a monumental disservice to the people of this country by destroying the traditional home of America's venerable trade institution.

More importantly, recent suggestions of the General Services Administration to move the ITC to completely inappropriate accomodations are not only harmful to the agency and its work but are completely detrimental to the interests of the United States and its trade position throughout the world. Much as Americans tend to forget, the importance and dignity of the surroundings of governmental functions, particularly on the international level, remains are of substantive importance to foreign countries, particularly Europe and Japan. The ITC is beginning to command an important and respected position among governmental bodies. Relations between the United States and its trading partners must be given proper recognition. For the United States to maintain a position of appropriate dignity in its relations with foreign governments, it is necessary that these governmental functions be carried on in a setting fitting to their importance. To place the ITC in a bandbox-type building in various suburban locations would denigate the functions of the agency, and of the United States Government, and would cause irreparable harm to the economic interests of the United States. In order for the deliberations of the ITC to be given their proper weight by foreign governments, it is necessary that they be conducted in a proper location. Likewise, to have these current functions conducted in a building that is literally falling apart only does discredit to this government and reflects poorly on the people of the United States. It can only create the impression among foreign govenrments that the United States does not really place a great priority on its trade functions.

Therefore, I would respectfully urge that you and the Congress support the proper renovation of the building, and the maintaining of the ITC at its traditional and historic location.

Thank you very much.

Very truly yours,

Donald R. Dinan

Donald R. Dinan

DRD:jc

cc: Chairman Alfred E. Eckes

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May 19, 1983

Senator Robert Stafford
Chairman
Committee on Environment & Public Works
Dirksen Senate Office Building
Room 410
Washington, D.C. 20510

Attention: Mr. Steve Swain
Mr. Robert Peck

Dear Senator Stafford:

We understand that the Committee is presently examining various proposals concerning the location and facilities of the United States International Trade Commission and that it may consider, specifically, the desirability of re-location of the agency in preference to the renovation of its current facility. We offer our opinion in this matter both as regular practitioners before the Commission and as interested members of the public.

Barnes, Richardson & Colburn has practiced international trade and customs law since our inception in 1919. Over the years, we have regularly represented clients in a broad range of matters before the International Trade Commission and its predecessor, the U.S. Tariff Commission, which have always been located in the historic building the Commission now occupies at 701 E Street, NW, Washington, D.C. The facility itself, and its central location in the city of Washington, are most appropriate to the vital international trade fuctions served by the Commission for the following reasons:

(1) The location of the building is not only central in relation to the Executive and legislative branches of the federal government served by this agency, but is also physically convenient to the trade bar which practices before it. Many of the members of the trade bar, including Barnes, Richardson & Colburn, maintain offices in close proximity to the Congressional offices and government agencies directly involved in trade administration and adjudication or travel from distant parts of the United States to appear before those bodies. The ITC plays an important and highly visible role in this process, and our representation of private parties is facilitated by the easy physical access now enjoyed by the legal trade community.

Members of our firm and our staff visit the Commission building many times each week, for hearings before the Commission, conferences with staff, and the continuous and necessary task of reviewing public dockets. We consider this access essential to thorough and effective advocacy on behalf of clients, and to the maintenance of an open and equitable decision-making process in trade matters.

We understand that proposals have been made by the General Services Administration to re-locate the Commission to alternative sites in Beltsville or Germantown, Maryland. At a time of increasing importance of the international trade process to domestic and foreign businesses and U.S. consumers, the removal of the agency to a distant suburban site would be most unfortunate. It would serve to isolate the agency, both physically and symbolically, from the Congress, the White House, the Office of the U.S. Trade Representative, the International Trade Administration, the U.S. Customs Service, and all other branches of government with which it maintains daily interaction. Furthermore, such relocation would substantially impede the access of the trade bar, as representatives of private interests vitally concerned with the Commission's functions, and would increase the costs associated with asserting statutory rights granted to these parties by the Congress. Therefore, we urge the Committee to reject any re-location plan which would remove the agency from the mainstream of the administrative process and create functional impediments to practice before the Commission.

(2) It is obvious to frequent visitors that the building has fallen into disrepair in recent years. This factor, however, should not necessitate the relocation of the entire Commission and its staff, particularly when comparable and conveniently located facilities are unavailable. The Commission's present hearing room is spacious and suitably appointed for the conduct of proceedings in a decorum appropriate to quasi-judicial functions. The convenient location of the hearings facililty is another important consideration.

One recent proposal of the GSA has been to relocate the Commission to the Bicentennial Building at 600 E Street, NW, a block from the present site and current quarters for some members of the Commission staff. This alternative would appear to provide inadequate space to house the Commission and its staff, and would be unsuitable for administrative hearings and proceedings. Our experience with hearings before the ITC's Administrative Law Judges, which were conducted in the Bicentennial Building before being transferred to 1010 Wisconsin Avenue, NW, indicates that this proposed site would be inadequate for formal hearing purposes.

Furthermore, the Bicentennial Building does not appear to be designed to properly accommodate the entire Commission staff. Fragmentation of staff functions throughout numerous buildings would impair the Commission's functions, since the Offices of the General Counsel, Industries, Investigations, and Economics must interact closely in carrying out the agency's investigative duties. Therefore, it is more desirable to maintain the staff as a single unit in one location.

(3) In the absence of adequate alternative quarters, the most appropriate solution to the problem, in our opinion, is the appropriation of sufficient funding by Congress to rehabilitate the historic building in which the Commission is now located. Certain cosmetic repairs have been undertaken in recent years, which were insufficient for more than minimal maintenance. A more far-reaching program of repair, and perhaps some structural alterations to the building, would enable the Commission to remain in a location far preferable to any alternatives suggested to date.

We urge the Committee to consider this recommendation and the conclusions of the Committee on Finance, that the ITC should be retained at its present site. Re-location of the Commission far from the legislative and administrative agencies charged with trade functions would be a disservice to the public and the trade bar.

Respectfully submitted,

BARNES, RICHARDSON & COLBURN

By: Leonard Lehman

Leonard Lehman

LL/db

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May 23, 1983

The Honorable Robert T. Stafford
Chairman
Committee on Environment and
 Public Works
410 Dirksen Senate Office Building
Washington, D.C. 20510

Dear Mr. Chairman:

It is my understanding your committee will hold a hearing Tuesday, May 24, 1983, concerning the United States International Trade Commission building, located at 701 E Street, N.W., in Washington.

From almost nine years' experience as a Commissioner in that building, I commend it to you as an excellent place in which to work. Its age precludes it from having some of the assets of a modern office building. It is that very age, however, which gives it a charm and an atmosphere which apparently cannot be duplicated in more recent structures.

Therefore, I urge the Committee to support retaining the U.S. International Trade Commission at its current location. The Commission began there in 1921 and has lived a productive life there ever since. It should be permitted to continue its vigorous ways in that esteemed edifice.

Of course, the building should be restored to a proper state of repair. It would appear that the General Services Administration has been less than diligent in that regard. The building can still serve nobly as a habitat for the important functions to be performed by the Commission if the government tends to the building's needs. The structure should not be permitted to slip into retirement as a part of the Smithsonian. Instead, the Commission should be accorded the first-class treatment it deserves by being allowed to remain in its present, albeit fully rehabilitated, location.

Thank you for your consideration in this matter.

Sincerely,

BUSBY, REHM AND LEONARD, P.C.

Will E. Leonard

Will E. Leonard

cc: [redacted]
Mr. Robert Peck
Mr. Steve Swain

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May 23, 1983

The Honorable
Robert T. Stafford
U.S. Senate
133 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Stafford:

I am writing with regard to a hearing your Committee on Environment and Public Works has scheduled for Tuesday, May 24. It is my understanding that the Committee will consider, among other things, the matter of GSA service to, the general condition of, and future plans for the U.S. International Trade Commission Building at 701 E Street, NW.

During the period 1980 to 1982, I was Vice Chairman of the USITC. Before that I was Minority Counsel for Internatonal Trade with the House Ways and Means Committee which has oversight jursidiction over the USITC. I am currently in private practice in international trade and economic policy. Thus, for more than six years I have had rather close involvement with the USITC and the problems it encounters in discharging its statutory duties.

During these six years it has been my experience that one of the most consistent and steadily worsening problems at the Commission has been the care and upkeep of its building. Quite simply, GSA's attention to Congressional mandates for improvements in service to the Commission and for specific improvements to its building have been met with nothing short of arrogant indifference. Its observance of even the most minimal standards of sound maintenance practice has been perfunctory. While such a characterization of GSA's service to the USITC may appear to be overly harsh, the record of the Commission's experience with GSA and the most casual observation of the building would suggest that my characterization is actually rather mild.

The coming hearing offers your Committee an opportunity to correct, with finality, inexcusable indifference to a critically important governmental function and nearly complete abandonment of an achitecturally and historically noteworthy government building. What is at stake in this matter is not merely a matter of fairness and esthetics, but also the health and welfare of public servants already suffering sorely inadequate compensation for their expertise and dedication. I urge you and your Committee in the strongest possible way to reaffirm the Commission's more than one-half century claim to the building at 701 E Street, NW as its permanent home. I also urge you to compell GSA to address the full needs of both the building and the Commission within a time certain and in a thorough and professional manner as well.

The Commission is entitled to timely and thorough support of its homestead not only because of GSA's obligation to provide such support to all government agencies, but because the Commission has suffered so long and so consistently from GSA service which has ranged from being poor to being non-existent. Moreover, in discharging its statutory obligations, the Commission is the major source of contact many foreign businessmen and government officials have with our government. Their matters before the Commission are often of great economic importance to them and to our relations with their governments. The statement of inattention, indifference, and overall shoddiness in the building's upkeep is so dramatic, it cannot help but suggest to those before the Commission that the building's appearance may well reflect the attitude of the U.S. Government on what transpires within it.

The national and international importance of what does go on within the USITC building is worthy of much better representation than it currently receives.

Sincerely,

Michael Calhoun

Michael J. Calhoun

MJC:daw

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May 23, 1983

The Honorable Robert T. Stafford
Chairman
Committee on Environment
  and Public Works
U.S. Senate
133 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Stafford:

As a practicing member of the international trade bar, I am deeply concerned over reports that the Smithsonian Institution intends to take over the headquarters of the U.S. International Trade Commission and convert that building into Smithsonian office space. Approval of such a move by your Committee would unquestionably result in the demoralization of one of the most capable staffs in town and would down play the significance of the Commission's investigatory functions in the international trade area.

The U.S. International Trade Commission headquarters has been the focal point of international trade practice in Washington, D.C. ever since the organization moved into the building in 1921. The building's downtown location has been convenient to U.S. industry representatives and counsel, as well as representatives of foreign producers and governments who are participants in the Commission's investigations. The building reflects a classical elegance that is appropriate to receive foreign visitors, and the main hearing room presents an atmosphere conducive to the debate of important issues of national economic policy.

While I strongly support keeping the Commission in its current headquarters, the building is in great need of repairs. Accordingly, the Committee should not only discourage any attempt to remove the Commission from its current headquarters, but it should also propose that funds be appropriated to restore this building so that the Commission's work can be performed in an environment that reflects the critical nature of its function.

With best wishes,

Sincerely,

Lauren R. Howard

LAUREN R. HOWARD

LRH/ear
cc: Robert A. Peck
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May 23, 1983

BY HAND

Honorable Robert T. Stafford
Chairman, Committee on
Environment and Public Works
United States Senate
Suite SD-410
500 Dirksen Senate Office Bldg.
Washington, D.C. 20510

Attention: Stephen Swain
Robert Peck

Dear Senator Stafford:

This letter concerns the consideration by your Committee of whether the International Trade Commission should be moved from its longstanding location at 701 E Street, N.W. In my judgment, such a move would be most unwise and undesirable.

This firm has actively practiced before the International Trade Commission, and its predecessor the Tariff Commission, for many years. In that practice, we have represented both domestic producers and foreign producers and importers. It is from this perspective that I believe that a proposed move of the Commission would be very undesirable. The reasons are as follows.

First, the ITC has in its important administration of the trade laws, and in particular the antidumping and countervailing duty laws, very stringent statutory timetables for its determinations. A move to another location, entailing the disruption of work by the Commissioners and staff and the packing, moving, and unpacking of the substantial Commission files, would make it extremely difficult, if not impossible, for the Commission to satisfy its statutory deadlines during the period preceding, during and following the move. This period presumably would take several months or longer.

Second, the Commission's current location is very convenient and appropriate for the parties and institutions involved in and affected by its investigations and decisions. Its present location is very convenient to the Congress, to the Executive Branch, to the trade bar, and most importantly to the countless individuals, both domestic and foreign, who visit the Commission in order to attend its hearings, to present testimony, or to meet with the Commission staff. The Commission is conveniently located to most major hotels and to the law firms and consultants which practice before it and where clients and witnesses tend to meet prior to hearings. Moreover, the Commission is very convenient to National Airport which is an important factor since most of the witnesses at Commission hearings are from out of town.

Third, as a matter of tradition and history, it would seem especially inappropriate to force the Commission to leave its impressive building. It is my understanding that the Commission has occupied the present building continually since 1921 and certainly has been there for the 20 years that I have practiced before it. Aside from tradition and history, I question whether there is a suitable alternative which would provide the large hearing room, critical to the Commission's functions, and other resources available in the present building.

For the above reasons, I urge the Committee to recommend against a forced move by the ITC.

Sincerely yours,

Harvey Applebaum

Harvey M. Applebaum

cc: Chairman Alfred Eckes
Mr. Charles Ervin

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May 24, 1983

The Honorable Robert T. Stafford, Chairman
Committee on Environmental and Public Works
Dirksen Senate Office Building, Room 410
United States Senate
Washington, D.C. 20510

Att: E. Stevens Swain, Jr.
Robert E. Peck

Dear Mr. Chairman:

I am writing this letter to express my concern for the future of one of Washington's great historical and aesthetic treasures, the U.S. International Trade Commission Building. Recent news articles have revealed that the much-needed renovation of this building has been long-delayed, despite the appropriation of funds for the project by Congress. It further appears that the Smithsonian Institution is seeking to take over the building for its own use, thereby forcing the International Trade Commission to locate elsewhere.

Both of these developments are unfortunate and I would hope unnecessary. It has been my pleasure to represent clients before the Commission on a number of occasions. Apart from the acknowledged historical significance of the entire building, the ITC hearing room provides a uniquely elegant setting that is perfectly suited for adjudication of issues of major international significance. It is difficult to imagine that the Commission could find any other facility in Washington that would meet the needs of its staff and the public it serves as well as this building does. Moreover, its location precisely halfway between the White House and Capitol Hill is not just convenient to the international trade bar; it also symbolizes the delicate balance of independence traditionally exercised by this agency in the performance of its unique trade responsibilities.

I would hope that some way could be found to preserve the physical beauty of this building while at the same time allowing the ITC to maintain its occupancy. Even if temporary or partial dislocations are deemed necessary, there is no sound reason for permanently displacing the Commission as the rightful tenant in this treasured landmark. Rather than converting the building to just another of the many museum offices of the Smithsonian, I urge the Committee to restore the ITC building as a living, working monument to the openness of our nation's trade administration.

Sincerely yours,

William N. Walker

William N. Walker

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May 19, 1983

Senator Robert Stafford
Chairman
Committee on the Environment and
Public Works
SD-410, Dirksen Senate Office Building
Washington, D. C. 20510

Attention: Steve Swain

Dear Mr. Chairman:

It is my understanding that you and your committee will soon be considering several proposals concerning the disposition of the building which currently houses the International Trade Commission. I have been practicing international trade law in various capacities, most recently as General Counsel to the Office of the U. S. Trade Representative, for more than 15 years. I hope you will give the strongest possible consideration to a plan which would permit the ITC to remain in its current building but with sufficient funds to bring it up to even moderate standards.

As you may know, the ITC and its predecessor, the U. S. Tariff Commission, have occupied this building since 1921. The building is one of the oldest in the federal inventory and potentially an outstanding example of federal architecture. It is currently a disgrace to the agency and I daresay to the country. There is little question that the building needs extensive renovation, but I cannot imagine that costs should exceed a few million dollars.

As the building now stands, however, the strong impression is created in American industry and among our trading partners that we have a very low regard both for the ITC and the importance of trade in general. The air conditioning system doesn't work, the offices are shabby, the hearing room, (though spacious), has bad acoustics, the exterior is grimy, and many of the offices look more like dens for trolls than decent accommodations for the country's leading experts in international trade policy. With the growing importance of international trade it is essential that this agency be permitted to have at least passable accommodations. The present building creates precisely the wrong impression among everyone connected with the field.

I have also heard a rumour which I hope you might quash that the Smithsonian Institution wants to take over the building for use as office space. I cannot imagine what sort of arguments the Smithsonian might make to evict a 60-year tenant, but suffice it to say that I am unaware of anyone involved in the field of international trade who would advocate moving the ITC from its historic site halfway between the Congress and the Executive Branch which stands as a symbol of constancy in a field more noted for bickering and instability.

In short, leave the ITC where it is. Give it a modest amount of money to correct the ravages of time and you will have made a wise investment. Thank you for your consideration.

Very truly yours,

Donald E deKieffer

Donald E. deKieffer

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May 19, 1983

Senator Robert Stafford
Chairman
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SD-410, Dirksen Senate Office Building
Washington, D. C. 20510

Dear Mr. Chairman:

Having practiced for many years before the U. S. International Trade Commission, I was pleased to note that your Committee is considering appropriating a modest amount of funds to improve the existing accommodations at that agency.

The current building is in an unfortunate condition; hardly a commentary on the importance with which both the Administration and the Congress accord international trade policy and the enforcement of our laws. There is not a department or agency of its standing in Washington that does not have far superior accommodations; renovations are sorely needed.

I have been told, though, that both GSA and the Smithsonian Institution have been alternatively seeking to obtain the Commission's building. If the Smithsonian wanted to turn the present historic ITC building into a museum or gallery, I might have some sympathy for their viewpoint. But, my understanding is that they merely want it for an office building. The ITC and its predecessor agency, the Tariff Commission, have occupied their current premises for as long as I can remember, perhaps going back 50 or 60 years. Why should the Smithsonian now take it over?

As an agency serving the entire public, the ITC's present location is both convenient and symbolic. I hope you will give every consideration to keeping the ITC where it is and appropriating small sums to clean up the deteriorating exterior and modernize the interior. I am sure that I can speak for almost all of those who have any dealings with the agency that this would be the preferred solution.

Very truly yours,

Tom M. Schaumberg

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May 20, 1983

Hon. Robert Stafford
U.S. Senator
Chairman, Senate Committee on
Environment and Public Works
Room 410, Dirkson Bldg.
Washington, D.C. 20510

Dear Senator Stafford:

It has come to my attention that your Committee will shortly be considering a suggestion to remove the U.S. International Trade Commission from its present location at 701 E Street and to convert the building to other uses. As a private member of the bar who has appeared before the ITC and its predecessor, the United States Tariff Commission, for almost 20 years, I am writing to urge your Committee to reject any proposal to remove the ITC from its present quarters.

There is a tradition associated with the ITC building which stems not only from the Commission's long tenancy, but also from the fact that the history of the building fosters the role of an independent agency charged with the responsibility of balancing the United States interests in international trade.

Moreover, the physical layout and location of the building is ideally suited to the Commission's responsibilities. Its location is central and, therefore, easily accessible to the vast number of out of town witnesses and attorneys appearing before the Commission. The hearing rooms are large enough to accommodate the most complicated of cases, while, at the same time, are of a size to foster the give and take so essential to the Commission's determinations.

Since the enactment of the Trade Agreements Act of 1979, the Commission is busier than ever before and is faced with the unenviable task of making very difficult decisions within stringent statutory time limits. Even if this were not the case, any move of an agency the size of the ITC would be disruptive. Given an agency as busy and as large as the ITC, a move at this time would be disastrous.

I thank you for the opportunity of presenting these comments and know that they will be given careful consideration by you and your staff.

Very truly yours,

Gail T. Cumins

Gail T. Cumins
Attorney
Sharretts, Paley, Carter & Blauvelt, P.C.

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May 25, 1983

Senator Robert Stafford
Senate Committee on the Environment &
Public Works
Room 410, Dirksen Senate Office Building
Washington, D.C. 20510

Attention: Stephen Swain
Robert Peck

Dear Senator Stafford:

We understand that your Committee is considering the issue of whether the United States International Trade Commission may continue to occupy its present building, located at 8th and E Sts., N.W. in Washington. It has been suggested that the ITC be moved to office space in Rockville, Md., or various other locations outside the downtown Washington area.

Our firm is engaged in the practice of international trade law and must frequently appear before the Commission. In our view it is imperative that the ITC continue to be located centrally, in readily accessible premises in downtown Washington. This is required not only for the convenience of the many attorneys who practice before the Commission, but also because witnesses, officials of other government agencies, representatives of the Congress, and officials of foreign governments must often appear before the Commission.

It would thus appear most sensible and cost efficient for the Commission to remain in its present premises which the Commission and its predecessor agency have occupied for the past 60 years.

Sincerely yours,

Peter O. Suchman

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May 19, 1983

Senator Robert Stafford
Committee on Environment and Public Works
United States Senate
SD-410
Dirksen Senate Office Building
Washington, D.C. 20510

Dear Senator Stafford:

I am informed that your Committee will be holding hearings next week on whether to permit the International Trade Commission to remain in its current building at 7th and E Streets, N.W. As one who has appeared before the Commission in international trade cases for more than a decade, I am writing to urge you in the strongest tone possible to let the Commission stay where it is.

The International Trade Commission is an agency before which important international trade matters are litigated, and its building should be one which is suitable for participation in those proceedings by officials of foreign governments, major U.S. corporations and major foreign companies which export to the United States. The building at 7th and E Streets is very much the type of building which the Commission should utilize. It is elegant, spacious in its hearing room and provides a distinguished setting for the resolution of major trade issues.

The ITC Building also has a long and historic association with international trade. The Commission has been resident in that building since 1924, one of the longest continuous terms of any government agency. Moreover, the building is convenient for both government officials (it is almost equidistant between the Congress and the White House) and practicing lawyers. It is located adjacent to a Metro stop, and taxicabs can be obtained fairly readily.

For all of these reasons, and because of the genuine affection which I and other international trade attorneys have for this elegant but somewhat out-of-repair building, I urge you not to force the Commission to move to new quarters. Instead, I would hope that the funding for a renovation of the building could be authorized so that this very desirable site for the discussion, study and resolution of international trade questions can be retained.

Sincerely,

Richard O. Cunn

Richard O. Cunningham

ROC:vhk
CC: Mr. Steve Swain
Mr. Robert Peck

STATEMENT

EUGENE L. STEWART, ESQ.
LAW OFFICES OF EUGENE L. STEWART

BEFORE THE

THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
UNITED STATES SENATE

MAY 24, 1983

Mr. Chairman and other distinguished members of the Senate Committee on Environment and Public Works, it is a pleasure for me to have this opportunity to present testimony on the pending public buildings proposals before this Committee. In particular, I wish to comment on the final disposition of the United States International Trade Commission Building, which virtually fills the square bounded by 7th, 8th, E, and F Streets, N.W., and measures 204 feet by 300 feet and currently houses the International Trade Commission ("ITC"). Proposals to remove the ITC from the building which has housed the institution for some 60 years have prompted me to come forward and share with the Committee my deeply held feelings on this issue. I believe that my over 30 years of practice before the ITC and its predecessor organization allow me to speak on both the practical as well as the sentimental and historic value of retaining the ITC at its present location.

While on the surface, the fate of the ITC building may not appear to be a critical decision for this Committee, it nevertheless presents a very important issue. The final disposition of the building will have an enormous effect on the very fabric and nature of practice in the field of international trade law. The long history, tradition, and very nature of international trade are enshrined in both the institution and building which together make up the ITC. As is the case for the U.S. Supreme Court or the Congress itself, the buildings which house the institution become part of that institution. In a similar manner the building which has housed the ITC for over 60 years has become both an inseparable and intrinsic part of the institution itself. This close affinity and identification is a valuable asset not to be underestimated.

Many aspects of the international trade scene have changed over the years: the very name of the Commission has changed; the laws governing trade and commerce have changed; the administering agency for U.S. trade laws has changed; and the courts empowered to review the trade law have changed. Through all of this change, the only central focal point and constant feature on the landscape of the international trade laws has been the very structure which houses the ITC. To change the location of the ITC for the sake of change is inappropriate and unworthy of this esteemed Committee. As I will discuss, the practical as well as historical advantages of the ITC's present location would be lost were it to be housed in a new building at a new and unfamiliar location.

Practical Aspects

The ITC's current location, in practical terms, is a vital asset to its role in international trade law. Because of its central location, the commissioners and staff have ready access to numerous international commerce and trade law resources. Indeed, the area around the building is rapidly becoming an international trade and commercial center. (A Far East Trade Center is proposed for the area). More importantly, the public, practicing attorneys, governmental agencies (e.g. ITA or U.S. Special Trade Representative), and the Congress itself have easy access to the ITC. This access is greatly facilitated by the presence of a Metro train station which connects the ITC to both uptown Washington, D.C., and to the National Airport. As a result, members of the bar, their clients or witnesses, as well as possible experts or consultants either arriving from other parts of Washington, D.C., from out of town, or from overseas can readily appear before the ITC to participate in the resolution of important international trade law issues.

A very tangible and practical aspect of retaining the ITC in its current location is the Commission's ability to communicate easily with the public and foreign interests. Because the location of the ITC and its predecessor organization has remained at a single locale, it has become a very familiar site, the "locus in quo" if you will, of the ITC. As a result, communication with the ITC, particularly by those coming from outside the Washington, D.C. metropolitan area, is greatly enhanced and facilitated. While it is true that some relocation within the building may be required by the ITC staff during the restoration program, this limited shifting of personnel would not result in severe communication problems. However, changing the location of the ITC would in fact severely disrupt the flow of communication for years to come. Consequently, the sources of information upon which the ITC must rely in order to execute its congressionally mandated duties would be hindered in a very real and meaningful way were it not able to remain in its current building.

No alternative site, currently available or suggested, is nearly as suitable for the ITC's needs. Certainly, the possibility of relocating the ITC in Germantown, or Hyattsville, Maryland, is totally unacceptable for reasons aforementioned. Similarly, moving the ITC to the Bicentennial Building is also an unacceptable alternative. Such a move would deprive the ITC of the space necessary to carry on its functions. The Bicentennial Building lacks large unobstructed hearing rooms which will accomodate witnesses and the public at ITC hearings. In addition, the building lacks the space required by the ITC staff, including the potential for additional hearing facilities for the Commission's Administrative Law Judge operation, as well as space for special facilities such as computers, printing presses and public docket rooms. In contrast, the ITC building, which presently houses the Commission, contains the space and facilities to meet all the needs of the ITC.

The construction and design of the ITC building is not well suited for conversion into a museum by the Smithsonian Institution. While it is true that some of the larger hearing rooms may indeed be suitable for exhibition halls, by and large the remaining offices are too small for such use. The interior walls creating the office space cannot be simply removed, because they are load bearing walls. Therefore, as intended by the original designers, the ITC building is most suited for use as an office complex.

As you are well aware, the trade laws of this country, particularly the Trade Agreements Act of 1979, place upon the commissioners and small staff of the ITC a heavy schedule with very short and rigid deadlines within which the Commission must administer its responsibilities. The employees of the ITC have spent many dedicated hours in a building which has been in need of restoration for many years, now that there is a commitment to embark on the badly needed repairs these same employees are being asked to relocate. The injustice of this possibility is self-evident. More importantly, these mandated duties must be done in an impartial and quasi-judicial manner. In a very real sense, the ITC's presence in a building which has housed the institution for over 60 years lends support and credence to its decisions.

Historical Aspects

The question before this Committee is not whether the building housing the ITC should be preserved as a historical landmark. The real question is whether the building should remain a functional and useful historical office structure for the ITC, or whether it should become the historical relic envisioned for it by the Smithsonian Institution.

Clearly, there is no serious contention that the building should not be preserved and rehabilitated as an historical landmark. The ITC building was placed on the National Register of Historic Places on May 24, 1969. Designed in the 1830's by Robert Mills and Thomas U. Walter, the architects for the Treasury and the Washington monument, two of the most noted 19th century American architects, the marble building was constructed in two stages: the original 1839-1844 section with its Roman-Corinthian styled facade was harmonized with the addition of the 1855-1866 section. The building's two U-shaped sections thereby enclose an open court. Since it was first occupied by the Post Office Department and City Post Office in 1844, the building has been in continuous use as a Federal office building. The United States International Trade Commission (formerly the U.S. Tariff Commission) first took up quarters in the building in 1921. Since that time the ITC has continued and expanded its presence in the building. After enactment of the Trade Act of 1974, the building was officially designated by the General Services Administration as the "United States International Trade Commission Building." It seems only fitting and proper that the Commission, for which the building is named, should be allowed to remain housed within its walls.

The General Services Administration ("GSA") has already spent over $1.0 million in maintaining the ITC building. By retaining the ITC in its present building, GSA will be able to spend the remaining $3.0 to $4.0 million of the original $5.8 million 1974 congressional allocation to rehabilitate the building. While estimates to restore the structure adequately range between $15 to $30 million, the money already allocated to this project will go a long way in starting the badly needed repair and restoration work. This expenditure will not only preserve the building for historical purposes, but it will also modernize and improve the office capability of the structure. Contrary to what may be believed, these goals are not mutually exclusive. Indeed, as all of our government structures begin to age, we must strive to preserve them for their historical importance as well as insure that they continue to function as valuable office space. Superficially, the possible sale of the ITC building to the Smithsonian Institution may seem financially rewarding. However, the estimated $10 million needed to purchase the building will more than likely be raised through a congressional allocation of federal revenue. In addition, this Committee must consider whether the Smithsonian Institution will have the financial capability or desire to do anything more than maintain the building in its present state. Generating public donations sufficient to even begin the restoration project will take years to materialize and must compete with other such worthy projects already being funded by the public. Retaining the ITC in its present location and immediately moving forward on a full renovation program will insure the preservation of the building.

Moreover, retaining the ITC in its building will not foreclose the general public from enjoying the historic and architectural splendor of the building. Already, on a daily basis the commissioners, staff, members of the trade bar, clients, and witnesses have an opportunity to enjoy the structure. In addition, the general public is presently welcomed in the large hearing room and meeting room as well as the ITC's library. After the building has been renovated, additional areas can be made accessible to the general public.

Conclusion

In analyzing the possible alternatives for resolving the final disposition of the ITC building more than just the financial cost/benefit analysis of the GSA must be taken into account. As mentioned earlier, the building itself is an integral part of the ITC; it is in fact part of the personality which makes up the institution. The historical value of a building means more than just the age of the brick and mortar that went into making the structure. The United States International Trade Commission Building's true historical value is measured by the events which have taken place within its walls and the functions it has served over the years. The building's future historical value will result from its continued use as the headquarters for the United States International Trade Commission.

To that end, Mr. Chairman, I strongly urge the Committee to direct the GSA to expend the money already allocated for the restoration of the United States International Trade Commission Building for its continued use as an office building for the International Trade Commission.

Respectfully submitted,

Eugene L. Stewart
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May 23, 1983

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May 24, 1983

The Honorable Robert T. Stafford
Chairman
Committee on Environment and Public Works
United States Senate
Dirksen Senate Office Building, Room 410
Washington, D.C. 20510

Re: Location of International Trade Commission Building

Dear Mr. Chairman:

We understand that your committee will consider a proposal by the General Services Administration to move the International Trade Commission from its building at 701 E Street, N.W. and to turn the building over to the Smithsonian Institution. As attorneys who frequently appear before the Commission in international trade cases, we urge you to reject that proposal and to see to it that sufficient funds are appropriated to renovate the building so that the Commission can continue to operate at its present location.

The International Trade Commission conducts investigations which are vital to the implementation of America's trade policy. These include investigations under the antidumping and countervailing duty provisions of the Trade Agreements of 1979, the import relief provisions (escape clause) of the Trade Act of 1974, and the unfair trade practices provision (section 377) of the Tariff Act of 1930. All of these investigations are conducted under strict statutory deadlines. The Commission's current workload is at an all-time peak and these investigations would be severely disrupted if the Commission were forced to move to other quarters.

While the present building needs renovation, the location is ideal, being midway between Congress and the executive agencies, and just one block from the Metro. The Commission's ready accessibility to the public is essential to its operations. The Commission's activities affect interests throughout the United States and around the world. Its public hearings are well attended by U.S. businessmen and labor leaders, state and local government officials, and foreign businessmen. We know of no other available building in the Washington area that offers such a convenient location and also has a hearing room large enough to accommodate the public.

The building also has great historical significance for the Commission, having been its home since 1921. We hope that Congress will see to it that the Commission remains at that historic location and that needed improvements are made in the building.

Sincerely yours,

H. William Tanaka

Lawrence R. Walders

D. L. E. Ritger

Copies: E. Stevens Swain, Jr.
Robert A. Peck

Charles Ervin, ITC

Senator STAFFORD. Is Congressman Frank Harrison here? Apparently not; then the next witness will be Mr. Nelson J. Sabatini, Associate Commissioner for Management, Budget, and Personnel, Social Security Administration, Baltimore, Md.

If you are here, will you come to the witness table? This may be a very short hearing.

We will go on to Richard O. Haase, Commissioner of Public Buildings Service, GSA.

We want to accommodate witnesses, but when they are not here on time, we are going to put them at the bottom of the list.

Mr. Haase, we welcome you here. Would you identify your associates, please?

STATEMENT OF RICHARD O. HAASE, COMMISSIONER, PUBLIC BUILDINGS SERVICE, GENERAL SERVICES ADMINISTRATION, ACCOMPANIED BY JAMES WHITLOCK, REGIONAL ADMINISTRATOR, NATIONAL CAPITAL REGION; CHARLES SAMPSON, DEPUTY COMMISSIONER FOR REAL ESTATE; AND WALTER HUBER, DIRECTOR, DESIGN AND CONSTRUCTION DIVISION, NATIONAL CAPITAL REGION

Mr. HAASE. Yes, sir.

On my right is the Assistant Regional Administrator of the National Capital Region, Mr. James Whitlock, and on my left is my Deputy Commissioner for Real Estate, Mr. Charles Sampson, and Mr. Walter Huber, who is the Director of the Design and Construction Division in the National Capital Region.

Senator STAFFORD. All right. We have your statement, Mr. Haase. You may summarize it or read it into the record, whichever you wish.

Mr. HAASE. Before that, Mr. Chairman, I would like to say, in light of Senator Moynihan's remarks, I feel we have to carry the burden of some previous statements by GSA people, but we certainly endorse the renovation. It is not a question as far as the ITC Building goes as to if it should be renovated; I think it is a question of who should renovate it. I certainly endorse it, and I think GSA's record of the St. Louis Post Office and the old Post Office and the proposed Customs Building in New York, they are certainly on track and will establish a fine record in the field of renovation before it is all over.

As to the statement that I have, Mr. Chairman and Senator Moynihan, regarding the Wilkes-Barre operation, the bottom line I believe is that we have worked closely with the Social Security Administration, the Corps of Engineers, the people from Wilkes-Barre, and have come down to two alternative situations. Both of them indicate about the same amount of time. One involves new construction and one involves purchasing an existing building in Wilkes-Barre and doing a renovation on that particular property.

The new construction would amount to approximately $25 million, and the renovation and the purchase of the existing building would amount to roughly around $19 million.

I would like Mr. Charles Sampson, who has worked closely with the Wilkes-Barre project, to just give you a feel of what has been happening in the past couple of months.

Mr. SAMPSON. At the committee's request, sir, the Corps of Engineers was asked to study the Wilkes-Barre area to uncover any viable alternatives to what GSA had already approached. They have done so and presented a report. That report was given to us, and we have studied it in conjunction with the Social Security Administration.

We felt it was important that the Social Security Administration and GSA get together and make sure that we are talking about the same building that is current today. We discovered in that process that really some of the plans that we had were aged in terms of their requirements and in terms of the space that was available.

Specifically, there is a site located in the town of Wilkes-Barre which has long been thought of as a future site, although there is nothing of record anywhere that says that has been offered to the Federal Government for any particular price. We were planning to build there office space.

SSA's requirements are not office space requirements. They are, in essence, a light industrial facility which really manufactures paper. It has to go through a certain process. Therefore, the juxtaposition of their facilities are such that it requires a one-story building.

Therefore, based on a strong assessment of their needs and an agreement by both agencies of what their needs were, we set forth, then, to look at the two alternatives. One was to purchase a site or a building identified by the Corps of Engineers, called the Luzerne Products Buildings in Wilkes-Barre, or actually it is in Plains, which is about 4 miles outside of this current location of the SSA.

The other was the possibility of a new building on an existing site there in Wilkes-Barre.

As Mr. Haase has told you, the timeframe difference is only about 2 months, its taking 2 months longer, in our view, to do a renovation than it would to do new construction. The cost differential is approximately $7 million, slightly less than $7 million—the $19.1 million being for the renovation of the Luzerne Building and the $25.8 million being for a new building.

All things have been taken into consideration. You have the 500-year flood plain which is of great concern in Wilkes-Barre because the facility that the SSA requires will have to be there for some time in the future. It also will require expansion. Since they must store paper material there, we felt it necessary that it meet requirements of being above the 500-year flood plain line.

Both sites require some effort to raise them above that. The existing site has had some done to it already—the existing building, I should say. The site that is in Wilkes-Barre would have to be raised approximately 4 or 5 feet in order to meet those requirements.

Without burdening you too much with the details, we have taken into consideration all things that have to do with land development. That is the availability of sewer, water, et cetera, parking facilities, and we have come to the conclusion that the site in Wilkes-Barre, which is approximately 10.8 acres, although a new building could be placed upon it, we do not recommend it due to the fact that it does not allow expansion space, nor is it the best layout for a facility of this nature.

On the other hand, we have some reservations about renovating an existing facility for the downstream problems that may come about with that, and also the fact that it doesn't give us complete design flexibility, if we were to design a brand-new facility.

In any event, neither of these projects can go forward without authorization to GSA in the fiscal year 1984 budget to either have some repair and alteration funds for the one project or to have new construction money for the other. We do have in our fiscal year 1983 budget money under our opportunity purchase program, with which we could purchase the facility. However, we could not proceed with it until such time as we were given an authorization and could hire an architect to start design.

Unless you have some specific questions, sir, I think that pretty well shapes it up.

All timeframes are, again, based on the availability of funds being made to GSA.

Senator STAFFORD. Thank you very much.

As I understand it, your estimate of the cost of acquisition of the Luzerne property, which is outside the city of Wilkes-Barre, and its renovation is very different from that of the Corps of Engineers, who I think estimated the acquisition cost at around $5 million and the cost of alteration at $500,000 to $1 million.

Mr. SAMPSON. Yes, sir.

Senator STAFFORD. I wonder why that very wide discrepancy exists. Can you explain that?

Mr. SAMPSON. I cannot speak for the Corps of Engineers, sir, but I can say that I believe what they did in their statement, which I have read rather closely, they state that it would make it habitable. "Habitable" means that you could put somebody in it. It does not mean that it would meet the requirements of the agency, and it clearly will not. Our cost to renovate is about $14 million.

Senator **STAFFORD**. So the cost of the Luzerne Building would be roughly $7 million less completed than the cost of putting up a building in Wilkes-Barre. Am I correct on that?

Mr. **SAMPSON**. Yes, sir.

Senator **STAFFORD**. Is the Luzerne Building more than one story in height?

Mr. **SAMPSON**. No, sir. It is basically a one-story building. It does have a particular area in it which has a mezzanine. Basically, it is a steel floor. It adds about 75,000 square feet to it. We have not done a detailed determination as to whether there would be any value to us yet or not.

Senator **STAFFORD**. If the building were to be placed in Wilkes-Barre, could you describe the lot it would go on in the city?

Mr. **SAMPSON**. Basically, rectangular with a slight flare at one end. It sits right next to a branch of one of the rivers there. It is about 550 feet above sea level, and the 500-year flood plain is about 554 feet above sea level.

Basically, the facility we would design is roughly square, and it is very flat, untreed.

Senator **STAFFORD**. My hazy recollection is that the lot is long and narrow. Am I correct in that?

Mr. **SAMPSON**. Yes, sir.

Senator **STAFFORD**. However, it is big enough for a square?

Mr. **SAMPSON**. It is not big enough for a square. That is the concession we would have to make to that site, would be to redesign to fit that configuration.

Senator **STAFFORD**. I see. Would that add costs to those that have already been estimated?

Mr. **SAMPSON**. The costs that we have estimated take that site into consideration.

Senator **STAFFORD**. All right, sir. Your statement, Mr. Haase, and that of your colleagues makes no particular recommendation as to either site.

Mr. **HAASE**. You are right, Senator. What it does is it presents some viable options, and it really says this is what is open out there.

Senator **STAFFORD**. And you are saying, "Senator, your committee had better make the decision on which place to go."

Mr. **HAASE**. That is about it, Senator.

Senator **STAFFORD**. I understand you are coming from a neutral stance. What disadvantages would you perceive in connection with the downtown site?

Mr. **HAASE**. I guess the flood plain. Charlie can probably answer that better than I because he has been so intimately involved with it. The flood plain certainly is one consideration. The way that the building would have to be positioned on the particular site would be another one.

Mr. **SAMPSON**. And no expansion.

Mr. **HAASE**. And no expansion.

Senator **STAFFORD**. You had something to add to that?

Mr. **SAMPSON**. Mr. Haase stated it, sir—no expansion space.

Senator **STAFFORD**. Have you identified any other building sites in Wilkes-Barre's vicinity or the city that might be suitable for this building?

Mr. **Sampson**. The Corps of Engineers in a study of the area draw about a 10-mile circle around the city of Wilkes-Barre and came up with four or five sites that are industrially zoned which are available. The original problem we had in approaching this was that we were given a delineated area—that is, the area in which we were to provide the facility, which is located in downtown Wilkes-Barre. Consequently, there are other sites. If a new building was the method chosen, we would recommend the selection of one of those sites.

Mr. **Haase**. One of the advantages, Senator, of the existing building obviously would be that a portion of it could be used immediately for the storage of records which are all over the country at this particular time.

Senator **Stafford**. Why will it take almost as long to renovate the Luzerne facility as it will to build a new building?

Mr. **Sampson**. The only difference in the timeframe, sir, is 2 months. That 2 months' difference is really in the construction schedule, because we have to tear out existing parts of the facility and then put it back together again. That is the only difference between the 34-month and the 36-month timeframe.

Senator **Stafford**. I guess I know your answer, and I have already suggested it, but given the cost, the urgent need for space, and other considerations in your study, do you have any recommendation as to alternatives here?

Mr. **Haase**. If I could build on a site other than the downtown site, to be perfectly frank, I would build a building.

Senator **Stafford**. All right. We thank you very much, indeed.

Mr. **Haase**. I have several other ones here, Senator. I do not know if you want me to cover those.

Senator **Stafford**. We will satisfy that one and go on to the next one.

Mr. **Haase**. All right. I would like to discuss briefly—and I know the people from the State Department are here, but I would like to discuss GSA's position with the Blair House renovation, if I may, Senator.

Senator **Stafford**. Sure.

Mr. **Haase**. As you know, the Senate appropriated $2 million last year to begin looking at the renovation and to hire an architect for the renovation of the Blair House. The selection of the architect has been made. Senator Moynihan will be happy to note that it is a New York firm. We are in the process right now of deciding just the extent of the work that has to be done.

The State Department is prepared to furnish you a status report on the dollar amounts, and it amounts to approximately $7.5 million. (See p. 161.)

One thing that I would like to say to the committee and encourage—this $7.5 million does not include what we have investigated as what is known as a privacy suite, which is actually an addition to the back of the Blair House. Obviously, we are all trying to stay within dollars. However, sometimes it is better to incorporate these extra dollars at the front end rather than at the later stages and end up with something that is a functional inutility.

The existing situation of the bedroom at the Blair House where, as I understand, the main ambassador stays is right in the front. It is almost at street level. From a security standpoint, it is dangerous. From a functional standpoint, looking at the house in general, it is also inadequate in my estimation.

I strongly urge that the committee consider the additional funds, which would amount to approximately $1 million but would incorporate another 5,000 square feet, which would be built in the rear of the property, as part of this renovation. That is a statement that I would like to make personally and from GSA's standpoint.

Senator **Stafford**. All right. That would add to the cost and bring it up to about——

Mr. **Haase**. $8.5 million.

Senator **Stafford**. $8.5 million for the total project?

Mr. **Haase**. Yes, sir.

Senator **Stafford**. Of which, $2 million has already been——

Mr. **Haase**. No, not $2 million; only approximately $500,000 of the $2 million has been spent on the architectural——

Senator **Stafford**. Yes; $2 million has been appropriated.

Mr. **Haase**. Appropriated already, yes, sir.

Senator **Stafford**. For fiscal year 1983.

Let me ask you, could more funds be effectively utilized if provided in fiscal year 1984?

Mr. **Haase**. I will let Mr. Huber, who has been closely aligned with this project, answer that.

Mr. **Huber**. No, sir. Our schedule right now provides for the architect hopefully to start design by September. That would provide for an award of a construction contract at the beginning of 1985. Therefore, we really do not need any construction money in 1984.

Senator **Stafford**. You do not need any money in 1984?

Mr. **Huber**. That is correct.

Senator **Stafford**. All right. Well, we will underscore what you have told us about the additional room, which I guess you are suggesting would be a secure bedroom for visiting potentates.

Mr. **Haase**. Yes; and it adds a basement area. It adds an addition to the mechanical area, and it makes the room where the main ambassador would be staying something in keeping with the house in general.

Senator **Stafford**. Yes. I think it is always important for the record to show, for those who are somewhat ignorant of Blair House, how many rooms we are talking about and how many buildings. My recollection is there are actually four buildings involved here. Am I correct?

Mr. **Huber**. There is the Blair House that was built in 1824. The Lee House was built in the 1850's, and then there is Jackson Place. I believe it is really three.

There are 115 rooms in the entire complex total. A lot of people believe the building is just a rowhouse on Pennsylvania Avenue, when in fact it is a large complex.

Mr. **Haase**. Anybody who has gone through it knows to go from one room to another, you are up and down and up and down, and there is a great functional inutility. Having a background as an appraiser, I would really penalize that, looking at it from a valuation standpoint.

Senator **Stafford**. All right. Thank you, Mr. Haase. Do you have another building you want to talk about?

Mr. **Haase**. Yes. The last building, I believe, in this series of four is the Pension Building. Again, the National Building Museum people are here to also speak, but from GSA's standpoint what we are trying to do is get an amount of work ongoing immediately at the National Building Museum. The people have done a wonderful job in beginning the work, creating the committees that are necessary for this operation, and it will be a great tribute to the country and to the city when this is all finished.

GSA would like to propose that a certain amount of money be spent in this fiscal year from the jobs bill money; that in 1984 a portion, approximately $3 million, be spent out of the GSA budget to continue the work. The main part of the funding comes, Senator, in 1986. To keep this consistency going, I would like to break up the big amount of money in 1986 and drop some of it to 1985. That is what I am proposing in the budget, and I will furnish the committee with a breakdown of the amount of work and dollars that would be broken down that way.

The ITC, as I said, Senator, is a situation of not if it should be done, but who it should be done by.

Senator **Stafford**. Right.

Last year the budget contained $24 million for renovation of the Pension Building, but only $1.75 million was authorized and appropriated. How much of that has been obligated up to the present time?

Mr. **Huber**. So far what we have done is we have done an evaluation of the building and the need by the National Building Museum. When GSA did its study in 1980, the National Building Museum was just being created, and we really did no know what their specific needs were. Therefore, we have done a reevaluation of that.

Senator **Stafford**. All right. Thank you very much, Mr. Haase, and your associates.

Would it be possible for you to remain in the hearing room for a short time in case Senator Moynihan returns.

Mr. **Haase**. I will be glad to do so.

Senator **Stafford**. Thank you. He may want to ask questions about Blair House.

All right. We understand that Congressman Frank Harrison is here. We would be glad, Mr. Harrison, to hear from you.

We have your written statement. We will place it in the record in full. We would invite you to summarize it or proceed however you wish.

SOCIAL SECURITY ADMINISTRATION

STATEMENT OF HON. FRANK HARRISON, A REPRESENTATIVE IN CONGRESS FROM THE STATE OF PENNSYLVANIA, ACCOMPANIED BY HON. THOMAS McLAUGHLIN, MAYOR, WILKES-BARRE, PA.

Mr. **Harrison**. Thank you, Mr. Chairman. I appreciate the opportunity to appear before you this morning on what I think is a very important, much-discussed, and long-overdue project.

I would like to introduce, sitting with me, the mayor of the city of Wilkes-Barre, the Honorable Tom McLaughlin, who flew down here not to make a statement, although he has submitted a letter which is part of my presentation to the committee, and the mayor would, of course, be available to answer any questions that you might have.

I also would like to express a word of thanks to the staff of this committee, which has been working with me over the past several weeks. Their dedication to this project and their willingness to work with us is much to be commended.

Mr. Chairman, if there is one message I can bring here this morning, it is that, like so many public building projects, this has become something of an odyssey. It started 7 years ago. It is important that it be concluded, not only from the standpoint of social security, which has to consolidate its data processing activities and wants to bring the records from Chicago as early as August of this year, but from the standpoint of the people whom I represent. This is a payroll of $14 million in the Wyoming Valley, which is still rebuilding from the disastrous flooding of 11 years ago. We are talking about 1,200 people, 600 full time and 600 seasonal who actually work full time almost 9 months out of the year.

As a point of personal pride, if I may, I would like to emphasize that every document which has been released, every statement which has been made on this project by social security, has complimented the work force in the Wyoming Valley for their productivity, their willingness to take on additional burdens, and the high degree of efficiency with which they do their work. I think that, in light of all that, I would stress to the committee that, of the three options which are contained in the joint staff study before you, the one that I would ask you not to consider is that we do any more site surveys and site selection and continue this interminable process.

The other two options I think are viable. Obviously, if I had my druthers and if all things were equal, I would rather see new construction in Downtown Wilkes-Barre. I think it would be good for our economy. I think it would be good for social security.

However, if for practical reasons that is concluded to be infeasible, then I would say that the Luzerne Products Building is a viable option, one which will house this facility, assure these people of their jobs, maintain the continuity of what we are doing, and bring this long, long overdue search for a facility to an end. I think that would be the point I would stress that and one thing more, which is that since 1978 the city of Wilkes-Barre has reserved this parcel for social security. I think the mayor would agree with me that there have been other opportunities for development which he and his predecessor have turned down because they wanted to accommodate social security. I think they, too, deserve an answer promptly.

Senator STAFFORD. Congressman, I think we agree with you that it is time to stop looking at further alternatives and build or buy or reconstruct on either one site or the other.

Is Luzerne in your district, also?

Mr. HARRISON. Yes, sir. It is about 4 miles outside of the city, in what we call Plains Township.

Senator STAFFORD. I see. It is outside the city, though, so I can assume that the mayor's alternative would be to go inside the city.

Mayor **McLaughlin**. Yes, Senator, we would prefer to see new construction within the city because, naturally, it is important to our economy.

Senator **Stafford**. Certainly. I am sure you would not take any other position or you would not be mayor very long.

Mayor **McLaughlin**. That is very correct, sir.

Mr. **Harrison**. If I may add, much to the credit of my old friend Tom McLaughlin, he has said publicly in city and out, and it is part of his letter here today as well, that while he and I would very much prefer to see it in Wilkes-Barre, he would also prefer to see this odyssey at an end and these jobs secure.

Senator **Stafford**. I would gather many of the people who would work at whichever site is selected, would probably would live in the city of Wilkes-Barre.

Mayor **McLaughlin**. Yes, I think so, Senator.

Senator **Stafford**. All right. Thank you very much, indeed. I think the committee would agree we would like to get this settled.

Mr. **Harrison**. Thank you very much, Senator.

Senator **Stafford**. Thank you for being here.

Mayor **McLaughlin**. Thank you very much.

Senator **Stafford**. Is Mr. Sabatini in the room now? If so, we would invite Mr. Sabatini, who is the Associate Commissioner for Management, Budget, and Personnel, Social Security Administration, Baltimore, Md., to come to the witness table.

STATEMENT OF NELSON J. SABATINI, ASSOCIATE COMMISSIONER FOR MANAGEMENT, BUDGET, AND PERSONNEL, SOCIAL SECURITY ADMINISTRATION, BALTIMORE, MD., ACCOMPANIED BY MARILYN O'CONNELL, DIRECTOR, OFFICE OF MATERIAL RESOURCES

Mr. **Sabatini**. Mr. Chairman, I have with me today Ms. Marilyn O'Connell, the Director of the Office of Material Resources.

Senator **Stafford**. Very good.

Mr. **Sabatini**. I have a rather lengthy statement that will be submitted for the record. I have a shorter statement that I would like to read.

Senator **Stafford**. All right.

Mr. **Sabatini**. The Social Security Administration is responsible for the administration of the retirement and survivors insurance, disability insurance, and supplemental security income programs. Our Office of Central Records Operations, through its three data operations centers, has as one of its missions responsibility for the processing of earnings information received from approximately 5 million employers and the responsibility for translating this earnings information from paper into a format acceptable to the Social Security Administration central computer data base and to the Internal Revenue Service.

The data operations centers are responsible for well over 100 different data conversion activities. These centers are not accessible to the general public for physical security and Privacy Act reasons.

The oldest of these centers, opened in 1945, is the Wilkes-Barre Data Operations Center [WBDOC]. This facility employes, at peak workload times, approximately 1,200 employees, located in two separate buildings. Each year this center alone processes about 62 million annual wage reports reflecting about $730 billion in gross wages and over $81 billion in employer/employee gross taxes. In addition, it processes 9.2 million social security number applications, and soon it will be maintaining about 8 million supplemental security income program active folders.

The Wilkes-Barre operation has historically been one of our most productive operations with a dedicated, highly motivated, and stable work force. A high level of productivity has generally been sustained in spite of adverse circumstances such as the 1972 flood which temporarily closed the operation, and the more recent split of operations into two separate buildings. For these reasons, we are very anxious to keep the data operations center in the Wilkes-Barre area.

However, the current split of operations between buildings causes inefficiencies and increased operating costs due to the need for duplicate receiving and storage, increased security needs, additional rents and utilities costs, and the inaccessibility of vital records, as well as added costs for the transportation of workloads and staff between buildings as the work moves through various operations.

In addition, there have been and continue to be many facilities problems with the existing space. These have led to major renovation costs over the past 10 years in attempting to modify the antiquated facilities to accept modern technological equipment and processes.

As you may be aware, SSA has been pursuing the construction of a new building to house the DOC in the Wilkes-Barre area for about 7 years now, and our space situation continues to worsen. In general terms, we need a one-story, single-occupant building to consolidate our total operation. This should include additional light industrial space to enable us to relocate approximately 8 million SSI folders from the Chicago Federal Records Center to the WBDOC and to receive additional SSI folders from our field offices. This latter space must be available by August 1983 in order for us to continue the folder processing operation. If not provided by August, we will have to stop the shipment of such folders and retain them in our field offices in prime office space.

Upon notice from the National Archives and Records Service that it could no longer accommodate additional SSI folders in Chicago, SSA made the decision to consolidate the entire SSI folder processing operation in one location. As Wilkes-Barre was already the initial reception point for these folders from the district offices and because the Wilkes-Barre Center is so productive, it made good operational sense to consolidate the functions of processing and storage at that facility.

In order to satisfy the total space needs of the WBDOC, GSA presented a prospectus to Congress for lease construction of a building to accommodate the SSADOC along with space for seven other Government agencies. This prospectus failed to win the approval of this committee. Instead, the Senate commissioned the U.S. Army Corps of Engineers to study alternative means to satisfy SSA's space needs. The Corps of Engineers recommended the purchase and renovation of an existing industrial building owned by Luzerne Products, Inc., just outside of the Wilkes-Barre city limits.

Meanwhile, GSA recognizing that, even with prompt congressional approval, a building could not be erected in time to satisfy SSA's need for SSI folder space by August 1983, solicited offers for lease of 55,700 square feet of light industrial space in Wilkes-Barre. The first solicitation received no acceptable offers. Subsequently, GSA readvertised in an expanded geographic area. Seven expressions of interest were received, but only two meet the criteria necessary to be considered acceptable. One of the acceptable sites is Luzerne Products, Inc. We have no assurance, at this time, that the owners of either site will submit acceptable offers.

More specifically, we want a one-floor, single-occupancy building of about 250,000 square feet of office, computer, storage, light industrial, and general support space in the greater Wilkes-Barre area. This building must have adequate parking and transportation for our employees, be accessible by large trucks and vans which will be delivering tons of paper, and be above the 500-year flood plain because of the billions of dollars it would cost to replace the records and equipment in the event of a flood.

Fortunately, the Luzerne Products, Inc., site, encompassing about 63 acres, can satisfy both our immediate need for storage space and our longer-term need to consolidate our operations at one site in the greater Wilkes-Barre area as well as provide for any future expansion. Further, the cost of acquiring and renovating the Luzerne facility would be cheaper than building a new building.

We believe occupancy can be phased so that we could have access to certain parts of the building earlier, particularly for the SSI folder storage operation. Such an approach means we would have to move the folder storage operation only once.

We also must take into consideration the fact that it would probably not be possible to obtain the necessary appropriations prior to the 1985 budget year to fund construction of a new building unless both Houses of Congress would agree to amend the 1984 budget currently before them. Therefore, it appears unlikely that a Federal building would be available for occupancy before the end of 1987. Even this date would represent a much more compressed timeframe than we have experienced in the past.

On the other hand, the procurement and renovation of an existing building could be accomplished much more rapidly, especially since I understand that GSA had fiscal year 1983 money available for the purchase of buildings.

In summary, Mr. Chairman, we have been seeking a new building to house our total DOC operation for about the last 7 years. As such, while all the alternatives appear acceptable, we believe that acquiring an existing building with available fiscal year 1983 funds would be the fastest way of meeting our needs as long as Congress provides funds to undertake the required renovations.

If it is not feasible to buy and renovate an existing building, then I ask that GSA be given the authority and funding to acquire a site and build a new building as quickly as possible. I would defer to GSA to find a faster way for new construction.

Senator **Stafford**. Thank you very much, Mr. Sabatini.

Do you disagree with any of the GSA cost estimates for either a new building in Wilkes-Barre or renovation of the one at Luzerne?

Mr. **Sabatini**. No; we are in general agreement with their costs. There is no significant differences.

Senator **Stafford**. Should the alternative be the Wilkes-Barre location? Would there be space there for future expansion?

Mr. **Sabatini**. The space for future expansion would be severely limited because of the size of the lot. In addition, the configuration of the building that would probably have to be put on that lot would be such that I am not sure we would have the accommodation for the trucks and vans and loading docks. We would be constrained in terms of design.

Senator **Stafford**. All right. Thank you very much, sir, for helping the committee with this problem. We will assure you that we, on the committee, want prompt action here, and we will try to get it. Thank you very much.

Mr. **Sabatini**. Thank you.

Senator **Stafford**. The Chair, without objection, is going to place a statement by Senator Specter of Pennsylvania in the record. (See p. 142.)

[Statements and responses to additional questions follow:]

STATEMENT BY

RICHARD O. HAASE

COMMISSIONER

PUBLIC BUILDINGS SERVICE

WILKES-BARRE COST STUDY

PURPOSE

The purpose of this cost study is to identify, as accurately as possible, the total construction costs associated with the conversion of the building owned by the Luzerne Products Company (hereafter referred to as the Luzerne building) for use as a facility to house the Social Security Administration (SSA) Data Operations Center, currently located in Wilkes-Barre, Pennsylvania. Included in this report is a detailed construction cost estimate for the erection of a new facility to house the SSA offices in the Wilkes-Barre area for comparison with the Luzerne building conversion estimate.

BACKGROUND

In compliance with Senate Resolution 514, dated December 17, 1982, the U.S. Army Corps of Engineers (COE), Baltimore District, initiated an independent study of the space needs for the SSA Data Operations Center in Wilkes-Barre. Charged with seeking alternative methods for housing the SSA offices to that proposed by the GSA (i.e., lease construction), the staff in the COE District Office surveyed available sites in the area and published their findings on March 1, 1983. Their report, entitled "Real Estate Space Need Study - Social Security Data Processing Center, Wilkes-Barre, Pennsylvania", recommended that the Government purchase the Luzerne building and convert it for use by the SSA. It appears that two key factors in the report have been governing in the formation of the final COE recommendation: First, that the cost to construct a new facility for the SSA in Wilkes-Barre would be $34,339,000 - exclusive of site acquisiton costs, and second that the Luzerne building could be purchased for $5,148,000, with alterations to the facility to accommodate the specific SSA needs adding only $500,000 to $1,500,000 in costs to the project.

DISCUSSION

At the request of the Senate Committee, the staffs of the GSA and SSA met jointly to consider the findings in the COE Report, and to offer any additional information which might be of importance to the Senate in resolving this matter. The meetings and discussions between the GSA and SSA involved key management officials of both agencies at the Central Office level, as well as those individuals actually responsible for field operations. In particular, the professional engineering staffs of the joint agencies conducted on-site investigations of the Luzerne building, and prepared detailed costs estimated of the work required to properly convert this industrial facility for long term use by the SSA Data Operations Center. The cost estimates contained in this report are a result of this coordinated effort by the staff architects and engineers of both agencies.

An initial step in the discussions between the two agencies was a recounting of the SSA requirements to support the Data Operations Center. Centain issues raised in the COE report pointed to a "communications" problem which may have been clouding a mutual understanding of the SSA's program requirements. Many issues were examined, including live load requirements, building footprints, workflow processing, space needs and expansion requirements. The results of the discussions on the SSA space needs might be well to reiterate in this report, since the square footages form the basis for the construction cost estimates on the erection of a new facility. In summary, the SSA has broken down their space requirements into these areas:

FUNCTIONAL ELEMENT	GROSS SQUARE FOOTAGE
ADP/Data Entry	41,000
Computer Facility	14,000
Active Records Storage	66,000
Inactive Records Storage	25,000
Pre-processing	26,000
Administrative & FSA Sorting	50,500
Support and Other	27,500
TOTAL	250,000

FINDINGS

After careful consideration of the COE report, a site investigation of the Luzerne building by professional engineers, and consideration of constructing a new facility (specifically on the city site which has long been planned for a new Federal Building), the joint staffs at SSA and GSA have made two findings:

1) That the Luzerne building could be converted for use by the SSA Data Operations Center at a total cost of $19,102,000, inclusive of the purchase price of the Luzerne facility.

2) That a comparably sized new building could be constructed on the existing city site for use by the SSA Data Operations Center at a total cost of $25,885,000, however, that particular site is less than ideal for this project scope.

In support of the finding that the Luzerne Building could be purchased and converted for use by the SSA, the joint staffs have prepared a detailed cost estimate totaling $14,002,000 for work that is considered to be essential in such a conversion effort. This $14 million figure is exclusive of the purchase price on the Luzerne Building itself, but does include all necessary design and inspection costs and escalation costs through the mid-point of construction. As outlined later in this report, GSA anticipates a 36-month schedule to complete the conversion of the building, including acquisition, design and construction.

In support of the joint agency staff's finding that the cost of a new facility in the Wilkes-Barre area for the SSA would be considerably less than the $34.3 million cited in the COE report, we have included in this report a budget estimate of $25,885,000 for a new building. In the detailed breakdown of this estimate, it should be noted that site acquisition and preparation costs are included for the downtown Wilkes-Barre site that has long been considered for a new Federal Building, although both GSA and SSA have reservations about the suitability of this particular location. While conceding that it is possible to build a new facility for the SSA on this 10.8 acre parcel, the site location and configuration do present significant drawbacks in light of the SSA program to be contained in the building. First on the list of these problems is the site location within the 500-year floodplain. In order to minimize risk to the building from flooding, we estimate that 5 feet of compacted fill would have to be placed on the site, effectively reducing the buildable area and significantly increasing the construction costs. Other factors which make the city site undesirable include: 1) the narrow site configuration which limits the building layout possibilities; 2) the sewer easement which cuts diagonally through the site, again limiting the layout opportunities; 3) the inaccessibility of the site from two sides which complicates the positioning of the truck loading docks; and 4) the limited site area which precludes any significant expansion of the SSA operations at this location.

The estimate of $25.8 million for the construction of a new facility is inclusive of site acquisition, all design and inspection costs, and cost escalation calculated through the mid-point of construction. As outlined elsewhere in this report, GSA anticipates a 34-month schedule to accomplish the site acquisition, design and construction of a new facility.

SUMMARY

The joint staffs of the GSA and SSA concur that the purchase and conversion of the Luzerne Building is a viable option to solving the housing problems of the SSA in the Wilkes-Barre area. The construction of a new building to house the SSA Data Operations Center in the Wilkes-Barre area is also considered to be a viable option, but the joint staffs recommend that a site other than the existing city parcel at Wilkes-Barre Boulevard and East Market Street be considered for the project.

Should the Senate Committee direct the pursuit of either the conversion or the new construction option, funds must be made available immediately to select an Architect and start the design in order to adhere to the schedules described in this report. GSA already has appropriated funds which could be used for site acquisition in anticipation of either a New Construction or Repair and Alteration prospectus being prepared and approved for Fiscal Year 1984.

The cost estimates and detailed breakdowns for each option, as jointly prepared by GSA and SSA, are contained in the subsequent pages of this report.

COMPARISON OF BUILDING COSTS

	RENOVATE LUZERNE BLDG	NEW CONSTRUCTION
ESTIMATED SITE COST (ESC)	$ 5,105,000	$ 141,000
Land and Attendant Facilities Cost	5,100,000[a]	136,000
Appraisal, Legal Fees, etc.	3,000	3,000
Survey Cost	2,000	2,000
ESTIMATED DESIGN AND REVIEW COSTS (EDRC)	$ 719,000	$ 1,470,000
A-E Fees (5% of Est Contract Award Amount - ECCA)	520,000	1,041,000
GSA Review Cost	140,500	324,000
Survey & Tests	30,000	75,000
Reproduction	8,500	10,000
Invitation and Bid Expense	15,000	15,000
Travel	5,000	5,000
ESTIMATED CONSTRUCTION COSTS (ECC)	$11,210,000	$23,431,000
Current Estimate of Construction Cost	8,900,000[b]	19,100,000[c]
Escalation of Construction Mid-Point (At 7% per Annum)	1,505,000	3,120,000
Contingencies (7% on Renovation - 5% on New Constr)	730,000	1,111,000
Reservation Items	75,000	100,000
ESTIMATED MANAGEMENT AND INSPECTION COST (EMIC)	$ 420,000	$ 843,000
Contract Management & Inspection Cost (3.5% of ECAA)	365,000	778,000
Material Testing Cost	25,000	35,000
Travel	30,000	30,000
SUBTOTAL	$17,454,000	$25,885,000
Building Addition to Accommodate Agency Space Requirements[d]	$ 1,648,000	N/A
TOTAL PROJECT COST	$19,102,000	$25,885,000

NOTES:
- a. Current asking price for the Luzerne Facility
- b. See Attachment A for breakdown of construction costs and timetable
- c. See Attachment B for breakdown of construction costs and timetable
- d. The Luzerne Facility contains 234,000 Gross Square Feet (GSF) of space, whereas the agency requirements total 250,000 GSF. To account for this difference, since the New Construction effort was based on a 250,000 GSF building, costs have been added to provide for a 16,000 GSF addition to the Luzerne building. A $/SF figure identical to that derived from the New Construction estimate was used to arrive at the $1,648,000 line item. (This figure would be distributed proportionately to EDRC, ECC, and EMIC).

ATTACHMENT A

BREAKDOWN OF CONSTRUCTION COSTS

SCOPE: Renovate the existing facilities at the Luzerne building to accommodate the functions of the SSA Data Operations Center. The renovated building would have provisions for 900 employees, including a cafeteria and some site development to accommodate 500 additional parking spaces. Costs listed below do not include any additions to the 234,000 gross square foot facility. Each cost item is inclusive of contractor's overhead, profit, taxes, insurance, etc.

ITEM	ESTIMATED COST
Remove existing roof & roof insulation	$ 394,775
Install new roof	$ 581,284
Exterior wall insulation	$ 160,325
Miscellaneous cutting, demolition, & disposal	$ 151,250
Install suspended ceilings	$ 566,280
Painting	$ 169,280
Install carpet and padding	$ 194,132
Install raised flooring in ADP areas	$ 418,584
Install partitions and column fireproofing	$ 511,467
Install resilient flooring and base cove	$ 79,020
Install doors, frames and hardware	$ 72,600
Install cafeteria equipment	$ 58,080
Provide facilities for Health suite	$ 10,000
Provide executive office areas	$ 50,000
Miscellaneous iron and steel work	$ 30,000
Enlarge existing parking area	$ 268,800
Provide firesafety items (firewalls, smoke barriers)	$ 174,240
Install toilet rooms, including fixture & accessories	$ 55,900
Install air conditioning system (incl ADP areas)	$2,069,716
Provide additional heating to present system	$ 175,000
Install roof drains	$ 20,000
General plumbing (incl sewer & water line upgrade)	$ 240,000
Install sprinkler system	$ 600,000
Lighting	$ 500,000
Switching	$ 25,000
Power receptacles	$ 80,000
Power for air conditioning equipment	$ 50,000
Telephone	$ 70,000
Fire alarm system	$ 23,000
Electrical service and distribution	$ 250,000
Sound system modifications	$ 25,000
Clock system	$ 68,000
Building control system	$ 500,000
Miscellaneous electrical items	$ 150,000
SAY	$8,900,000

With the necessary funding and direction, the following schedule is considered realistic for a renovation of the existing Luzerne facility:

Selection of an Architect-Engineer	6 months
A-E Design and Government Review Effort	12 months
Construction Contract Procurement	4 months
Construction Contract Duration	14 months
TOTAL PROJECT TIMETABLE	36 months

ATTACHMENT B

BREAKDOWN OF CONSTRUCTION COSTS

SCOPE: Construction of a new building to accommodate the functions of the SSA Data Operations Center in the Wilkes-Barre area. Site is assumed to be the 10.8 acre parcel currently owned by the city at Wilkes-Barre Boulevard and East Market Street in downtown Wilkes-Barre. The completed 250,000 gross square foot facility would provide for 900 employees, and would include a cafeteria as well as surface parking for 700 cars. Each cost item listed below is inclusive of labor and materials, as well as the contractor's costs for overhead, profit, taxes, insurance, etc.

ITEM	ESTIMATED COST
Clear and grub site	$ 21,000
Site grading	$ 108,932
Excavation and concrete foundation	$ 448,219
Structural slab on grade	$1,058,515
Structural steel framing and joists	$2,044,900
Roofing	$1,095,958
Exterior building skin	$ 696,597
Drywall on interior sides of walls	$ 49,429
Masonry firewalls	$ 54,450
Suspended cilings	$ 612,940
Interior partitions	$ 409,485
Column fireproofing	$ 50,000
Painting	$ 158,813
Floor hardener	$ 111,169
Carpeting (office and conference rooms)	$ 194,132
Computer room raised flooring	$ 418,584
Resilient flooring and base cove	$ 75,020
Doors, door frames, and hardware	$ 118,303
Toilet room finishes and handicap access items	$ 55,999
Cafeteria equipment	$ 58,080
Loading dock ramps, levelers	$ 151,250
Windows (insulated glazing)	$ 79,860
Miscellaneous steel and ironwork	$ 100,000
Parking lot with concrete walkways	$ 657,950
Executive office areas	$ 50,000
Landscaping	$ 30,000
Health suite	$ 10,000
Airconditioning	$2,404,716
Heating	$ 775,000
Manholes	$ 20,000
Roof drains	$ 908,920
Trenching	$ 75,000
Plumbing	$ 200,000
Sanitary sewer connection	$ 175,000
Sprinklers and 200,000 gallon water tank	$1,216,000
Domestic water and fire feed	$ 95,000

ITEM	ESTIMATED COST
Lighting	$ 917,000
Switching	$ 49,000
Receptacles	$ 172,000
Power requirements for air conditioning	$ 110,000
Telephone	$ 120,000
Fire alarm	$ 50,000
Service and distribution	$ 350,000
Emergency generator	$ 84,000
Underfloor duct system	$ 300,000
Sound system	$ 46,000
Clock system	$ 68,000
Miscellaneous electrical items	$ 300,000
Building control system	$ 500,000
Install 5 feet of compacted fill to raise above flood plain*	$ 941,104
Install culvert for storm water easment*	$ 215,000
SAY	$19,100,000

*These figures reflect the work required at the existing 10.8 acre site offered by the city in downtown Wilkes-Barre, but virtually any site in the immediate vicinity will have similar flood plain problems with accompanying cost impacts.

With the necessary funding and direction, the following schedule is considered realistic for the construction of a new facility:

Selection of an Architecture-Engineer	6 months
A-E Design and Government Review Effort	12 months
Construction Contract Procurement	4 months
Construction Contract Duration	12 months
TOTAL PROJECT TIMETABLE	34 months

General Services Administration
Public Buildings Service
Washington, DC 20405

JUL 11 1983

Honorable Robert T. Stafford
Chairman, Committee on Environment
and Public Works
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

Enclosed are the answers to your questions concerning Wilkes-Barre, the ITC Building, Blair House, and the Pension Building. This information was requested by your letter of May 26, 1983.

If I can be of further assistance, please let me know.

Sincerely,

for RICHARD O. HAASE
Commissioner

Enclosure

Questions and Answers
Wilkes-Barre, Pennsylvania

1. "The cost study prepared by GSA and SSA indicates that the Data Operations Center requires 250,000 gross square feet of space. Because the Luzerne Products Building contains only 234,000 gross square feet, a 16,000 square foot extension costing $1,648,000 has been added to the renovation of the Luzerne facility. How critical is the additional space and what specific functions are to be housed within it?"

The Social Security Administration has expressed its total space requirements to GSA as 222,000 square feet of occupiable space. The additional area adding up to the total square footage of 250,000 of gross area is comprised of the Buildings Manager's office, construction space and building support areas such as restrooms, corridors, maintenance shops and custodial areas. Due to the inability of the existing shell of the Luzerne Products Building to provide this space, it was necessary to factor it in to the total cost estimate. These estimated costs are comparable to the aggregate rate per square foot contained in the estimate for new construction. While, of course, design has not taken place the assumed location of the building extension would square off the indentation in the building's current foot print, and its construction would require partial demolition of building exterior, joining to existing building, ensuring roof seals at joints, land fill to bring that portion of the building up to the level of 500-year flood plain, foundation work, and necessary utility realignment.

As the Social Security Administration (SSA) has identified its total requirements, it would be misleading if GSA were to represent them as not being required if a building purchase and conversion were to be performed but, on the other hand, to state that such space would be required if new construction were to be performed. Since SSA's requirements will be at that level at the time of projected occupancy, we are required to honestly report the total estimated costs involved at the outset. GSA has no intention of returning with a supplemental request in a revised prospectus resulting from a "change" in scope of the project. This is it.

2. "What is the relationship between the current assessment of the space requirements of the Wilkes-Barre DOC and what was proposed in the housing plan for SSA in the May 1982 revision of the prospectus for a lease construction project?"

The relationship of the current assessment of space requirements from that of May 1982 shows two major differences: the needs of SSA Data Operations Center have increased; we have eliminated the plan to include other Federal agencies in the project besides SSA-DOC and the GSA Buildings Manager. During this period, SSA has increased its requirements from 124,050 square feet to 179,750 in the autumn of 1982 and to a total of 222,000 square feet today.

3. "Did any official of GSA ever formally or informally commit the Federal government to building or leasing a building on the site set aside by the City of Wilkes-Barre? If yes, when was this commitment made and what was the authority for making it? If not, why did the City continue to hold this site for the Federal government for so many years?"

Yes, GSA has made commitments to the City of Wilkes-Barre regarding GSA's intention to build on the site set aside by the City. On June 5, 1978, the GSA Regional Commissioner of Public Buildings Service, wrote Mayor Walter W. Lisman and advised the City that when the environmental analysis is completed, "GSA plans to request a no-cost assignable option on either parcel 25 or part of parcel 35-40-42 in the Industrial Urban Renewal Area." However, the commitment was made conditional upon Congressional approval of the prospectus GSA was planning to submit, as the letter further stated: "If Congress approves the project, then GSA will advertise for offers and award a lease for the new building ..." Subsequently, on December 8, 1978, the GSA Regional Director of the Planning Staff, Public Buildings Service, wrote to Mr. John Varaly, Executive Director of the Department of Planning and Development, City of Wilkes-Barre, in response to a letter of December 4, 1978. The GSA letter stated "we want to inform you that the General Services Administration (GSA) prefers parcels 35 and 40 for the proposed ... building." Still this stated preference carried the proviso that a final decision on which parcels will be selected will not be made until Congress has approved this project. The City needed to obtain a clarification of this preference because another developer was interested in renewal land, and the City was kind enough to request GSA's views before committing their decision to other developers. To our knowledge, no subsequent decisions altered the aforementioned statements of preference to the City.

4. "Have you made surveys and geological analyses of the site owned by the City to determine its suitability for the proposed SSA facility?"

Yes we have made geological analysis of the site owned by the City during the preparation of the Environmental Assessment for this project. That research found that the City of Wilkes-Barre is situated in the Wyoming Valley which is part of the Appalachian Mountains. This valley is a geological syncline with a double rim formed by the resistant Pottsville formation and Pocono sandstone separated by the less resistant Mauch Chank shale. According to the geologic map of Pennsylvania (1960), the bedrock underlying the site is the post-Pottsville formation of Pennsylvania Age. On a regional basis this formation is described as brown or grey sandstone and shales interbedded with some conglomerates and numerous mineable coals. The area where the site is located is a flat river valley floor with seams of anthracite coal at various subsurface depths. Generally soils in this area are a mixture of miscellaneous fill including coal fragments and coal silt since much of this area was originally low swamp.

This research, supported by U.S. Department of Interior findings, recommended that any major improvements planned in the area should be preceded by a test boring program so as to more correctly evaluate the underground condition. Core borings will be necessary to obtain an accurate determination of soils specifications and limitations. Any GSA site selection normally is subject to acceptable findings of subsequent surveys, title reports, and soil samples and core borings. Certainly, these measures would be taken for this project once Prospectus approval is secured, the project funded, and formal site selection commences.

5. "Why was your first estimate for Federal construction of the Data Operations Center $34 million, when you now estimate construction costs at $25 million? Who made the earlier estimate and the current one?"

We had previously provided the Committee with an estimated project cost of $35.5 million to construct the building. That estimate was higher since it included additional office space for other Federal tenants in Wilkes-Barre, and it was also based on the best information that Central Office had available at the time in terms of the type of construction required. Subsequently, a more detailed estimate has been prepared by our Regional Office, and they have developed a more informed estimate of $26.6 million for federally constructing the consolidated space for SSA.

6. "This Committee has heard testimony recently from architectural and preservation experts that renovation generally takes much less time to complete than new construction. Why, then, do you estimate it will take two months longer to renovate Luzerne Products than to build a completely new building?"

Normally, we would agree that "renovation generally takes less time than new construction". However, the scope of work required to modify the Luzerne Products Building is really not "renovation." Rather, it is conversion of an industrial building to a building used for office, computer, and storage and retrieval functions. Thus, the building is really a shell with many modifications required. Considering this and the amount of demolition work required, the scope of work is close to that of new construction. As a field of expertise, the exercise of adaptive re-use is still quite a relatively new undertaking. However, what those who are experienced in conversion will also tell you is that there must be a greater allowance for contingencies in time and money for the unknowns faced in a building conversion that are not required for new construction.

The construction of a new building would be using pre-fabricated materials for quick installation in construction of the building shell. There would be no internal demolition or obstructions internally to be overcome as the new building would have been designed and would be built specifically for the Federal agency requirements at hand. Therefore, it is our professional judgment in the scheduling of both alternatives that overcoming the additional obstacles within the shell of the Luzerne Products Building and other building modifications required would add two months to the estimated time for new construction.

7. "If new construction were the preferred alternative, how long would it take to identify and purchase a site other than the one reserved by the City?"

Our estimated time for site selection and purchase is nine months to one year.

8. "How many jobs in design and construction would be generated by renovation of the Luzerne Products Building as compared with new construction? "

In design and construction, "jobs" are generally reported in man years of work. It should also be recognized that this work would provide relief to the chronically high unemployment levels experienced in the Wyoming Valley area. The estimated man years of work required for each alternative is as follows:

	DESIGN	+	CONSTRUCTION	=	TOTAL MAN YEARS
New Construction:	35	+	288	=	323
Luzerne Products Building Conversion:	20	+	154	=	174

9. What is the condition of the Luzerne Products Building? Would its purchase constitute a good investment for the Federal Government?

The Luzerne Products Building is in fair condition, however, its current condition is not of major significance due to the extensive renovation required to convert it to suitable use for the Data Operations Center of the SSA. The question as to whether the purchase of this building would constitute a good investment for the Federal Government requires some analysis. The facility required by the Data Operations Center, SSA, is highly specialized, will need to expand in the future, and is a continuing requirement of the Federal Government. Because of this, GSA feels that a new building designed specifically for the intended use could better address future expansion requirements than can the renovation of the existing building.

Faced with stringent budget constraints, SSA's pressing need for the facility, and the fact that the Luzerne Building is estimated to cost $6.8 million less to renovate, it seems economically sound to acquire and renovate the building in the short run. However, GSA has legitimate concerns about the long-term operating costs and expansion flexibility in acquiring and renovating the Luzerne Building. Consequently, GSA would prefer the acquisition of a suitable site in the Wilkes-Barre area and construction of a new building specifically designed to efficiently meets SSA's requirements.

10. "What arrangements have been proposed to meet the pressing needs to store over 8 million Supplemental Security Income folders to be shipped from the Chicago Federal Records Center starting in August of this year?"

In order to meet this pressing need, GSA is on the market to lease 55,700 square feet of space for this interim period. A tightly scheduled action plan which was developed jointly with officials at SSA Headquarters has been followed to this point. It is as follows:

Revised Requirements Received from SSA	April 18, 1983
Advertisement seeking interested parties	April 21, 1983
Market Survey Conducted	May 6, 1983
Solicitation for Offers Issued	May 12, 1983

At this point, offers have been received by GSA, and background data and additional information is being obtained for negotiations.

Questions and Answers
International Trade Commission

QUESTION:

1. Regardless of whether the ITC Building remains the headquarters of the International Trade Commission or becomes a part of the Smithsonian Institution, are there critical repairs which should be undertaken immediately? If so, what are they, what is their total cost, and how quickly can they be completed?

ANSWER:

Certain exterior repairs are underway at this time. A roof repair project is scheduled for award in August 1983. Interior plaster repairs and painting are also scheduled for an award in August. We estimate that these items will cost $200,000. In addition, minor repair funds are provided to the field office to correct immediate problems as they develop. Other items are not critical at this time.

QUESTION:

2. The ITC Building is listed on the National Register of Historic Places. Is there any conflict between its renovation, either as an office building or a museum, and the goals of historic preservation?

ANSWER:

Any project proposed in an historic building requires review and approval by the appropriate historic preservation officers and oversight organization in the particular location. We require an Historic Structures Report on all of our historic properties which guides the renovation so as to not adversely impact the qualities which make the property historic. The renovations for either an office building or museum would be done in a manner consistent with the historic qualities of the structure.

QUESTION:

3. Why is the priority of renovations and repairs to the ITC Building so low that it appears in the Public Building Service Management Plan as a part of the Fiscal Year 1989 program?

ANSWER:

Some funds, approximately $1.3, million were made available for the roof and exterior building repairs. With the uncertainity of the final disposition of the building, the project was planned for FY 89 so that a proper housing decision could be reached.

QUESTION:

4. This building is an important architectural landmark. Even though you were discussing transferring it to the Smithsonian, don't you think you had an obligation to maintain it in first-rate condition? May we have your assurance that other landmark buildings in the GSA inventory will be maintained in first-class shape, no matter what your eventual plans for them?

ANSWER:

We could have done more than has been accomplished. It is our policy, to maintain buildings in an acceptable state. We will, within the funds available in our annual program, maintain landmark structures in first-class condition.

QUESTION:

5. What are the current total space requirements of the International Trade Commission and how are they expected to change over the next 10 years?

ANSWER:

Total space requirement: 93,405 square feet, comprised of 70,000 square feet office space, 4,860 square feet of storage space, and 18,545 square feet of special-use space. No change in this requirement is anticipated.

QUESTION:

6. To what extent do the special space requirements of the International Trade Commission (library, hearing room, conference rooms, and computer center) limit the alternatives available for the agency's relocation?

ANSWER:

Within the Washington, D.C., downtown we do not believe that we will have a problem in providing for the space requirements of the ITC including a library, hearing room, conference rooms, and computer center.

QUESTION:

7. Is there space in the Federal Triangle that could be made available for ITC? What agencies are assigned to the Federal Triangle building between 12th & 13th Streets that used to house the Post Office Department?

ANSWER:

There is not any space in the Federal Triangle that could be made avialable for ITC.

The following agencies occupy the new Post Office Building:

	Square Feet	
Treasury		
Assigned	238,867	
Committed	80,000 -	To be assigned to elements of the Treasury Department which is already assigned space in the building.
Justice		
Committed	110,000 -	To be assigned to the Justice Department which is already headquartered in the Triangle.
Postal Service	12,130	
Alaska Pipeline Inspector	12,000	

QUESTION:

8. Is there other federally-owned space in downtown Washington that might be suitable for their use?

ANSWER:

There is no other federally-owned available space in downtown Washington suitable for ITC use.

QUESTION:

9. Would you be prepared to transfer the building to the Smithsonian Institution free of charge?

ANSWER:

GSA would declare the building excess to our needs. The building could only be transferred free of charge if (1) Smithsonian Institution certified that no funds are available for reimbursement and the Property Review Board of OMB approves a no-cost transfer or (2) legislation is enacted for a no-cost transfer.

Questions and Answers
Blair House

QUESTION:

1. In the continuing resolution for this fiscal year, you were given $2 million for Blair House. That is at least three times what you need for architectural design. What will you do with the $2 million?

ANSWER:

A portion of the $2 million made available in the FY 83 continuing resolution will be used for an Historic Structures Report and design of the renovations. The remainder of the funds which we estimate to be approximately $1.5 million will be used for any emergency type work that comes up and the balance will be used for the major renovation along with funds planned to be requested in our FY 85 budget.

QUESTION:

2. What is your estimate for the total cost of the project? What funds are needed for Fiscal Year 1984?

ANSWER:

The total project cost which would include the new primary guest suite is $8.5 million. No additional funds beyond those already provided will be needed in FY 84.

QUESTION:

3. What is the justification for constructing an additional bedroom and other associated rooms as a part of the Blair House renovation? How has this question been addressed in architectural studies done by Cooper-Lecky? What are the most recent cost estimates for the addition?

ANSWER:

In order to improve security for the primary guest (i.e., head of state, ambassador, etc.), a new wing removed from Pennsylvania Avenue would be proposed. It would also improve internal traffic flow and the ability to provide services to the primary guest. The most recent Cooper-Lecky study still indicates the plan for the primary guest suite. The addition will cost approximately $1.0 million which includes the revisions inside the existing Blair-Lee House to tie the two areas together.

QUESTION:

4. The House Public Works Committee has not approved this project. Have you discussed it with them? How has this question been addressed in architectural studies done by Cooper-Lecky? What are the most recent cost estimates for the addition?

ANSWER:

The House Public Works Committee held hearings on the project but as of this date has not approved the project. We have not had any special discussion with them on this project to date. Since $2.0 million was provided for further development of the cost and scope, we have not pressed for hearings on the Blair House. Construction funds will not be required until FY 85, therefore, full authorization is not needed at this time.

QUESTION:

5. Are you involved in interim arrangements for housing foreign visitors while Blair House is being renovated? What are those arrangements at present? Are you planning other arrangements for the future? Please describe them?

ANSWER:

GSA is not involved in the interim housing arrangements for foreign visitors. This is an operational program of the State Department.

Questions and Answers
Pension Building

QUESTION:

1. Last year, the budget contained $24 million for renovation of the Pension Building but only $1,750,000 was authorized and appropriated. What portion has been obligated to date?

ANSWER:

Our regional office has obligated $51,000 to date for the Architect-Engineer design of the project.

QUESTION:

2. How much funding could be effectively utilized in Fiscal Year 1984 and what would it accomplish? What portion would be used to prepare the building for activities of the 1985 Presidential Inauguration.

ANSWER:

In FY 84 approximately $3.1 million could be used to accomplish work which would not be impacted by the major work proposed in the conversion of the building to the museum operation. Funds available to the agency could be reprogrammed to meet this one time need.

QUESTION:

3. To what degree is the total rehabilitation of the Pension Building tied to the programs and success of the National Building Museum, its primary occupant?

ANSWER:

Without incorporating the proposals included in a recently completed A-E concept study the successful operation of the museum would be questionable. Since the museum now has a staff and specific requirements, a more definitive program has been established than that presented in the preliminary scheme prepared by GSA in 1980.

STATEMENT OF CONGRESSMAN FRANK HARRISON
BEFORE THE
COMMITEE ON THE ENVIRONMENT AND PUBLIC WORKS

Mr. Chairman and Members of the Committee, I would like to thank you for the opportunity to appear before you this morning to discuss this very important and much needed project.

In order to understand the current status of this proposal for a new facility to house the Social Security Data Processing Center, it is necessary to know the history of this project which has, in the past, suffered from more publicity than action.

The Social Security Administration has for many years been interested in moving its largely mechanized data processing operation to a single-story facility. The move is necessary because of the inefficiency of the present configuration, in which the workforce is divided between two multi-story facilities, one on North Main Street and the other at 38 Courtwright Avenue in Wilkes-Barre. Additionally, Social Security wishes to consolidate its record-keeping operation and, as part of that consolidation, to transfer to Wilkes-Barre the entire records of the Social Security disability program now being maintained in the Chicago Archives.

The General Services Administration has had the Social Security Administration's request under consideration since 1975. By 1978, GSA had proposed a new, $35,000,000.00 multistory federal office building on a site in downtown Wilkes-Barre, opposite the old Stegmaier Brewery. This proposed structure would have been built by a private developer and leased back to the United States for twenty years. At this point, only a consolidated data processing operation was contemplated in Wilkes-Barre. It was not until 1982 that the Social Security Administration first proposed to transfer responsibility for storage of all its SSI files from the Chicago Archives to Wilkes-Barre. This increased Social Security Administration's space requirement by 91,000 square feet.

As originally proposed, the structure would have housed not only the Social Security Administration data operations and record-keeping, but other federal agencies as well.

There are both advantages and disadvantages to this approach.

Among the advantages would, of course, be the economic benefits of a major construction project with the jobs this would mean for our local building trades. The location of this facility near downtown Wilkes-Barre would generate traffic that would undoubtedly benefit Central City merchants. As originally envisioned, the building would have been privately owned and leased to the government, thus generating an estimated $325,000 in real estate taxes for the City of Wilkes-Barre.

On the other hand, the Social Security Administration would much prefer a separate facility, not one shared with other federal agencies, because of SSA's statutory duty, under the Privacy Act, to ensure the security of the income records of millions of American citizens. In addition, the proposed structure would empty out other leased federal office space in downtown Wilkes-Barre, which would leave many vacant offices and, of course, weaken the tax base of Wilkes-Barre City.

The GSA prospectus for this construction at Wilkes-Barre Boulevard and Market Street was approved by the Public Works Committee of the United States House of Representatives on September 24, 1982. Since, under the special statute governing such GSA projects (The Public Buildings Act of 1959), approval of the full House was not necessary, the federal building project was represented to the public as all but final.

However, the Senate Committee on the Environment and Public Works rejected the proposal and, on December 18, 1982, a unanimous consent resolution of the full Senate also rejected it (Exhibit "A"). That rejection killed the proposal because, under the Public Buildings Act of 1959, a prospectus rejected by one House of Congress is returned to the General Services Administration and "are no longer considered valid documents." (Senator Stafford, Congressional Record Senate, December 16, 1982, page S15298.) The reason for the Senate's rejection was given by Senator Simpson, a member of the Committee On The Environment and Public Works:

> "Let me share one more example of extraordinary waste -- this one the plan for a new Social Security Building in Wilkes-Barre, Pennsylvania. This boobish proposal asked that the Federal Government lease the space after we pay the private contractor to construct the building. Egad. That one strains every ounce of my senses -- I hunch that would be the same with most of this country's taxpayers." Id.

This negative development was unannounced in Wilkes-Barre, leaving the city and the general public with the impression that the project was still viable. It is unfortunate that this failure to inform both Wilkes-Barre City officials and the public has caused considerable public confusion.

Simultaneously with the Senate's rejection of this leased construction proposal, Senate Resolution 514 was reported from the Senate Environment and Public Works Committee by Senator Stafford of Vermont, the Committee's Chairman, and approved without objection by the full Senate on December 16, 1982 (Exhibit "B").

This resolution directed the Army Corps of Engineers to conduct a study of the space needs of the Social Security Administration Data Operations Center and report back to the Senate with recommendations as to a permanent location. This occurred just a few weeks before I entered the Congress.

The Army Corps report was finalized on March 1, 1983 and presented to the Congress within 48 hours thereafter. Immediately upon receipt, I conveyed a copy of this report to the Mayor of Wilkes-Barre and, since Plains Township had become involved, to the Chairman of its Board of Commissioners.

As is widely known, the Corps report recommended purchase of the Luzerne Products building in Plains Township. My release of this report was not an endorsement of its conclusions, but was the result of my strong feeling that local officials and the general public must be kept accurately informed as to major developments and that public documents must be made available to the public.

Several factors should be made clear in the interest of awareness and understanding.

First, the Corps report was a recommendation, not a final decision. The Corps is not the agency which must make that final decision -- their role is strictly advisory. Secondly, the Corps did not set out to displace an ongoing and profitable enterprise with the ensuing loss of jobs. It is a matter of record that on February 18, 1983, the Bill Ziegler Real Estate Company, of Mountaintop, Pennsylvania, on behalf of the ownership of Luzerne Products, offered the Luzerne Products building for sale at a purchase price of $5,148,000. The Corps necessarily concluded that since management had offered the building for sale, it was in the process of phasing down its manufacturing operations at the Plains facility.

The General Services Administration has evaluated the Corps recommendation and has been conducting its own evaluation of the cost of renovating the Luzerne Products building to Social Security specifications. The preliminary estimates of these renovation costs varied widely from the $500.000 to $1.500.000 estimated in the Corps report to as high as $10.000.030 or $12.000.000. estimated by Social Security, and even higher figures estimated by GSA officials.

I understand that these large discrepancies have since been narrowed down through consultations between the Social Security Administration and the General Services Administration.

The testimony that the General Services Administration will present today reflects a total project cost of $19.1 million for acquisition, renovation and improvements to the Luzerne Products Building. This compares with a $25.9 million project cost for new construction on the downtown site which GSA and SSA now tell us is unfavorable for a number of reasons.

These developments must be viewed in light of the Social Security Administration's recent letter to GSA urging that a plan for procuring a suitable facility in which to house their Wilkes-Barre data operations center be concluded as quickly as possible since the need for record center storage space and more efficient operation of the Wilkes-Barre Data Processing Facility is an urgent one. In fact, the first records transfer from the Chicago Archives is set for August of 1983. There simply must be some place to store these records.

Having completed their evaluation and, presumably taking into account the opinions already expressed by the Army Corps of Engineers and the Social Security Administration, GSA must either renew or revise its recommendations as to a new facility or proceed to the purchase of the Luzerne Products facility. It should be emphasized that GSA can purchase Luzerne Products with funds already appropriated in its fiscal year 1983 budget. To do so would not require Congressional approval. However, either the conversion of the Luzerne Products Building or the new construction option would require the immediate committment of funds for architectual design and subsequently, for renovations and or construction. That of course is the reason for the hearing today.

These realities must be viewed in light of the Social Security Administration's requirements for space in the immediate future. In that connection, it should be remembered that the Senate has not approved any building projects of the type GSA proposed for the City of Wilkes-Barre since 1978. Along with the Wilkes-Barre prospectus, the Senate Resolution of December 16, 1982 rejected 27 other GSA proposals for construction or renovation throughout the country. Moreover, of those buildings last approved by the Congress under GSA prospectus, five years ago, not a single one has been occupied.

Of course, all things being equal, I would prefer new construction in Wilkes-Barre City. It would be a shot in the arm for the local merchants. But the most urgent requirement is that this matter be resolved promptly. That is important to the Social Security Administration and to the millions of us who are dependent upon its data processing and storage operations. But it is even more important to the overall economy of the greater Wyoming Valley, which is dependent upon the $14,000,000 payroll the data processing system generates. And, most important of all, it is essential to the 1,200 men and women who work in the data processing operation (600 full time and 600 seasonal employed who work full time for approximately nine months of the year)....and to the others who, we hope, will in future years be employed in the record storage facility which will be moved from Chicago to the Wilkes-Barre area.

I would like to think that finding a prompt solution to SSA's space needs might encourage them to expand their operations in the near future, bringing even more federal jobs into the local community. If we continue to prolong this seven-year ordeal much longer, we will surely dissuade SSA from ever considering expansion in the Wyoming Valley.

I remain eager to work with my colleagues in both the House and the Senate and with responsible officials on federal and local levels of government in an effort to find the best solution possible within the context of the realities we are all facing.

EXHIBIT A

[From the Congressional Record, Dec. 16, 1982]

SPACE NEEDS STUDY OF SOCIAL SECURITY DATA PROCESSING CENTER

Mr. STEVENS. Mr. President. I ask unanimous consent that the Senate proceed to the immediate consideration of Calendar No. 1012, Senate Resolution 514.

The PRESIDING OFFICER. The clerk will state the resolution.

The assistant legislative clerk read as follows:

"A resolution (S. Res. 514) ordering a space needs study of Social Security Data Processing Center in Wilkes-Barre, Pa., including a site survey for proposed relocation thereof, and for other purposes."

The PRESIDING OFFICER. Is there objection to the present consideration of the resolution?

The Senate proceeded to consider the resolution.

Mr. STAFFORD. Mr. President, on Tuesday, December 14, the Senate Committee on Environment and Public Works reported an original Senate resolution—Senate Resolution 514—ordering a space needs study of Social Security Data Processing Center, including a site survey for the relocation of the center. The resolution also states that it is the sense of the Senate that the Army Corps of Engineers shall, from time to time, study and report to the Committee on Environment and Public Works on other public building matters as requested by that committee.

Mr. President, this data processing center is the largest of only three such centers of the Social Security Administration. The Wilkes-Barre facility processes income data for about 40 percent of the work force under social security. It issues social security number cards, responds to citizens' requests for earnings information, processes an estimated 100 tons of paper a year including W-2 forms for the Internal Revenue Service, among other important tasks. This facility is crucial to the proper and efficient functions of social security.

The Wilkes-Barre Center is currently housed in three locations, including converted warehouse space. The agency needs more productive, consolidated space. The Social Security Administration has sought assistance to resolve their space problems from the General Services Administration for almost 8 years—since 1975.

GSA proposes that a private developer-owner build and lease to the Government a new facility to meet SSA's needs. It requires a contract obligation of up to $120 million to pay for this "lease construction" project. In contrast, Federal construction of a comparable facility would cost only $35.5 million. A contract with a developer owner typically includes an "escalation clause" to permit annual rental increases if costs go up. Such clauses have the effect of significantly reducing the entrepreneurial risks associated with most private capital investments. Further, this lucrative contract—with a guaranteed flow of income and protection from rising costs—would be negotiated behind closed doors between a developer and a GSA leasing officer. Given the high stakes, closed negotiations instead of open competitive bidding could invite pressure, influence, favoritism, and improper inducement in the selection of the winning developer. Competitive bidding would not be utilized. GSA has been stolid in its opposition to committee efforts to reform this procedure.

There is a precedent for asking the Corps of Engineers to study needs and alternative means to meet them. Earlier this year the Department of Energy requested authority for GSA to "lease construct" a facility in Nevada. The committee asked the corps to study the proposal. Within about 30 days the corps submitted its review to the committee and the Department indicating that construction for Federal ownership would take only 10 months longer than private development and would be almost half as costly to the Government as GSA's proposal.

After reviewing the figures, the Department of Energy withdrew the prospectus.

Mr. President, I commend the resolution to my colleagues and ask that it be agreed to.

Mr. President, on a related matter, at the time the Committee on Environment and Public Works reported this resolution it also adopted a committee resolution disapproving prospectus projects submitted to the Congress by the General Services Administration which were not included as line items in S. 2451, the Public Buildings Authorizations Act of 1982. The Public Buildings Act of 1959 vests authority and responsibility for authorization of specific building projects of GSA—when the cost of a project exceeds $500,000—solely within the Senate Committee on Environment and Public Works and the House Committee on Public Works and Transportation. The intent of the disapproval action taken by the Senate committee is to prohibit the agency from proceeding with work in connection with any projects included in the committee resolution. The Administrator shall not obligate or expend any funds on any projects specified in the resolution.

The prospectuses are, in effect, returned to the General Services Administration and are no longer considered valid documents before the Senate.

Early next year, the Committee on Environment and Public Works will begin work on an authorization bill to provide an annual program for GSA in fiscal year 1984. I anticipate that bill will be reported well in advance of the next fiscal year and the next appropriations cycle. GSA will be expected to submit to the Congress its recommendations for the 1984 program early next year. That, together with the President's budget, will be the basis for committee action. Any projects in the committee resolution of disapproval which the administration and the agency wish to carry out in fiscal year 1984 may, of course, be resubmitted then as a part of that annual program request.

Mr. President, I ask that the text of the committee resolution be included at this point in the Record.

The committee resolution referred to follows:

COMMITTEE RESOLUTION

Whereas the Senate of the United States has adopted legislation to provide long-range planning and an annual buildings program for the Public Buildings Service of the General Services Administration in lieu of piecemeal authorizations of the specific buildings so that the Congress and the Executive Branch can better oversee program management and establish priorities, and

Whereas on May 12, 1982, the Senate Committee on Environment and Public Works unanimously reported to the Senate the "Public Buildings Authorizations Act of 1982", S. 2451, providing authorizations for appropriations totaling $1,992,275,000 for the public buildings program and activities of the General Services Administration for the fiscal year beginning October 1, 1982, and

Whereas on June 6, 1982, the full Senate unanimously passed S. 2451: Now, therefore, be it

Resolved, That the Committee on Environment and Public Works of the United States Senate hereby disapproves the following prospectuses for construction, alteration or repair, submitted to the U.S. Senate by the General Services Administration, pursuant to the Public Buildings Act of 1959 as amended which are not included in the fiscal year 1983 program contained in S. 2451, the "Public Buildings Authorizations Act of 1982":

	Prospectus amount
Pending prospectuses for proposed construction:	
New York, N.Y.—U.N. Mission	$2,050,000
Youngstown, Ohio—courthouse/Federal building	10,062,000
Pending prospectus for lease construction: Wilkes-Barre, Pa.—social security	120,000,000
Pending 11-b reports of building project surveys:	
San Francisco, Calif.—Federal building	154,457,000
Chicago, Ill.—Federal building	92,485,000
Redding, Calif.—Courthouse/Federal building	12,844,000
Pending prospectus for proposed lease: Long Beach, Calif	

Pending prospectuses for proposed alteration

Project location:	*Prospectus amount*
Hawthorne, Calif.—Federal building	$2,072,000
Los Angeles, Calif.—312 N. Spring, courthouse	4,848,000
Pasadena, Calif.—Federal Service Center	1,369,000
San Francisco, Calif.—appraisers stores	10,897,000
Washington, D.C.—ICC-Customs	8,370,000
Washington, D.C.—Forrestal, Federal Building	6,285,000
Washington, D.C.—Federal building No. 8	2,305,000
Des Moines, Iowa—Federal building	3,416,000
Sioux City, Iowa—post office/courthouse	896,000
New Orleans, La.—Hebert, Federal Building	6,808,000
Baltimore, Md.—Customs	3,241,000
Boston, Mass.—Appraisers stores	6,109,000
Manchester, N.H.—post office/courthouse	1,853,000
Las Vegas, Nev.—Federal building/courthouse	876,000
Columbus, Ohio—post office (old)	5,990,000

	Prospectus
Oklahoma City, Okla.—post office/courthouse	9,728,000
Philadelphia, Pa.—Customs/appraisers stores	4,638,000
Pittsburgh, Pa.—post office/courthouse	9,728,000
Scranton, Pa.—post office/courthouse	1,669,000
San Antonio, Tex.—post office/courthouse	6,190,000
Arlington, Va.—Federal building No. 2	7,942,000
Design of fiscal year 1984 prospectuses	4,438,600

Mr. SIMPSON. Mr. President. As my good friend and colleague, the patient and distinguished chairman of the Senate Environment and Public Works Committee, Mr. Stafford, has just stated, our committee recently took moves to eliminate some of the most obvious and gross expenditures of Federal funds which were to be allocated for certain public buildings projects.

The closing days of the legislative session are ripe with opportunities to fatten the pork barrel—and the current lameduck session is proving no exception. So, here we are—again—with the usual capers—a duck and pork dish of odious content. However, an unprecedented action taken by the Environment and Public Works Committee has buried some of the most offensive projects—and I am pleased to have been part of that action.

In the past I have voiced my opposition to what I call the proposed Bizz Johnson Memorial Courthouse in Redding, Calif. Like Jacob Marley, this unnecessary and ghoulish apparition rises every year about this time—and it is more grotesque and blueish-green each time it returns to graze at the Federal trough. There is no Federal judge in Redding, Calif., and so it would seem there is no need for a new courthouse. An interesting perception, eh?

The Redding courthouse is not the only hunk of pork a Congressman tried to roll home at the expense of the taxpayer. There were also proposals for a Federal building in Chicago and another in San Francisco—both unneeded million dollar monuments to certain members of the House of Representatives. I have gone a few rounds righting these kind of things during my time here.

And then there was the proposal for a Youngstown, Ohio, courthouse. This is one I had not dug up until recently, yet this request is just as absurd as the others—perhaps even more so. There is no district judge in Youngstown, but the House of Representatives and the General Services Administration wanted to build a $10 million district courthouse-Federal building to replace another building which the Federal Government had sold a few years back for $190,000. Even Ohio's chief judge representing the Sixth Circuit Court of Appeals, which has jurisdiction in Youngstown, opposed the construction of a courthouse in that city—but it was in the package.

Let me share one more example of extraordinary waste—this one the plan for a new Social Security Building in Wilkes-Barre, Pa. This boobish proposal asked that the Federal Government lease the space after we pay the private contractor to construct the building. Egad. That one strains every ounce of my senses—I hunch that would be the same with most of this country's taxpayers.

These are but a few of the inanities we get into when we discuss the issue of public buildings. These particular proposals were passed by the House of Representatives. Specific Senate action was required because an archaic rule states that public works building projects approved by one House but not rejected by the other are automatically funded in the continuing resolution. So, whether needed or not, other public buildings have sprung up about the country—because if nobody objects, then the funding is approved.

During recent Environment and Public Works Committee hearings I stated that Congress must come to cast a vote to either reject or approve projects of this type. The chairman heartily agrees as does the ranking minority member, my friend Jennings Randolph and the entire committee. We must no longer stand to see a public building funded simply because it was not singled out for rejection.

In clear recognition of the public interest—and aside from the distractions of a Congress trying desperately to get home in time for Christmas—the Senate has killed the proposed buildings in Chicago, San Francisco, Redding, Youngstown, and Wilkes-Barre. Bravo. An action I certainly hope will be continued in years to come.

EXHIBIT B

III

97TH CONGRESS
2D SESSION

S. RES. 514

Ordering a space needs study of Social Security Data Processing Center in Wilkes-Barre, Pennsylvania, including a site survey for proposed relocation thereof, and for other purposes.

IN THE SENATE OF THE UNITED STATES

DECEMBER 14 (legislative day, NOVEMBER 30), 1982

Mr. STAFFORD, from the Committee on Environment and Public Works, reported the following original resolution; which was placed on the calendar

DECEMBER 17 (legislative day, NOVEMBER 30), 1982

Considered and agreed to

RESOLUTION

Ordering a space needs study of Social Security Data Processing Center in Wilkes-Barre, Pennsylvania, including a site survey for proposed relocation thereof, and for other purposes.

Whereas the Data Processing Center of the Social Security Administration—located in Wilkes-Barre, Pennsylvania— has responsibility for processing and storing earnings information on millions of people in the American work force, issuing social security number cards to the public, and responding to the public's requests for earnings information, as well as various other tasks, and

Whereas this crucial activity is housed in inadequate space and scattered in three locations which diminish efficiency and productivty, and

Whereas over the past eight years the Social Security Administration has unsuccessfully sought assistance for improved facilities from the General Services Administration, and

Whereas the General Services Administration's proposed solution is very expensive, not in the best interest of the Government, and recommended without adequate study of alternatives and options: Now, therefore, be it

Resolved, That it is the sense of the Senate that the United States Army Corps of Engineers shall, in consultation with the Social Security Administration, study the space needs of the Data Processing Center in Wilkes-Barre, Pennsylvania, together with comparison of alternative means of meeting such needs. Such study shall also include a survey of available sites and identification of any such sites that are unfortunately located on a flood plain. The Army Corps of Engineers shall report to the Senate its findings and recommendations as soon as practicable early in the first session of the Ninety-eight Congress; and be it further

Resolved, That it is the sense of the Senate that the United States Army Corps of Engineers shall, from time to time, study and report to the Committee on Environment and Public Works of the United States Senate on other public building matters as requested by said committee.

CITY OF WILKES-BARRE
PENNSYLVANIA
Office of the Mayor
717 826-8205

Thomas V. McLaughlin
Mayor

May 23, 1983

Senator Robert T. Stafford, Chairman
Senate Committee on Environment and Public Works
Senate Hart 133
Washington, D.C. 20510

Dear Senator Stafford:

The City of Wilkes-Barre has been involved, since 1977, in the General Services Administration's plan to accommodate the Wilkes-Barre Social Security Administration Data Processing Center with either new or expanded existing physical space. The City was in receipt of a June 5, 1978 GSA letter which stated that if "... Congress approved the project then GSA will advertise for offers and award a lease for the new building during 1979." Obviously, the City has anticipated the construction of a new facility in Wilkes-Barre's downtown since that time. Vacant urban renewal land was held from private development in anticipation of the construction of this facility. All of Wilkes-Barre eagerly awaited action which would signify the retention of the Social Security Data Processing Center in Wilkes-Barre and in the downtown.

We, in the City have been much disheartened, therefore, with the recent events that have resulted in a complete review of the proposed Social Security Administration Data Processing Center project. It is my understanding that the General Services Administration and the Social Security Administration are recommending to this Committee that the Luzerne Products, Inc. building in Plains Township be acquired as the "best" alternative for the Processing Center. Needless to say, this recommendation is not in the best interests of the City of Wilkes-Barre. We believe that the parcel that the City set aside provides the space required by the Social Security Administration for its operation. More importantly, we believe that the downtown provides an environment that is beneficial to the labor force employed in this operation in terms of access, public transportation, and related employee services. The Social Security building would be an invaluable asset in projecting forward the growth of the City of Wilkes-Barre. For these reasons, as the Mayor of the City of Wilkes-Barre, I urge the Committee to give the City parcel due consideration.

However, first and foremost, as Mayor of the City, it is my concern that the employment opportunity provided by the Social Security Center remain within our community. With the very high unemployment rate, it is critical that the Social Security Center and the jobs that it provides not be removed from the overall Wyoming Valley area. I also state categorically, and this can be substantiated by Social Security, that ours is one of the most efficient work forces processing this type data. It is, therefore, to Social Security's advantage that the Operations Center be retained within our community. Thus, if it is the Committee's decision not to utilize the central City location, I urge that the Center be retained in the immediate confines of Wyoming Valley. My concern, first and foremost, is the employment of our people, and in this case, the employment of our people will also lead to cost efficiencies for Social Security.

Sincerely,

T. V. McLaughlin
Mayor

TVMcL/g

Statement of Nelson J. Sabatini
Associate Commissioner for Management, Budget, and Personnel, Social Security Administration

The Social Security Administration (SSA), an agency of the Department of Health and Human Services, is responsible for the administration of the retirement and survivors insurance, disability insurance and Supplemental Security Income (SSI) programs. SSA's Office of Central Operations has, as one of its missions, responsibility for the processing of earnings information received from approximately 5 million employers, and the responsibility for translating this earnings information from paper into a format acceptable to the SSA central computer data base and to the Internal Revenue Service (IRS).

SSA's data operations centers are the points for processing this information. They also are responsible for the processing of Social Security number cards and will soon be processing the public's requests for earnings information. In all, the data operations centers (DOC's) are responsible for well over 100 different data conversion activities. These centers are not accessible to the general public for physical security and privacy act reasons. Requests for Social Security numbers or earnings information come through our public service field offices. These processes are carried out in three DOC's located in Salinas, California; Albuquerque, New Mexico; and Wilkes-Barre, Pennsylvania.

The oldest of these, opened in 1945, is the Wilkes-Barre Data Operations Center (WBDOC). This facility employs, at peak workload times, approximately 1,200 employees, located in two separated buildings. Each year they process about 62 million Annual Wage Reports (W-2's and W-3's) reflecting about $730 billion in gross wages and over $81 billion in employer/employee gross taxes. In addition, they process 9.2 million Social Security number applications, and soon they will be maintaining about 8 million SSI folders in an active storage file.

The Wilkes-Barre operation has historically been one of SSA's most productive operations with a dedicated, highly motivated and stable workforce. A high level of productivity has generally been sustained in spite of adverse circumstances such as the 1972 flood which temporarily closed the operation, and the more recent split of operations into separated buildings in 1979 necessitated by the change from quarterly to annual earnings reporting.

The split of operations between buildings causes inefficiencies and increased operating costs due to the need for duplicate receiving and storage, increased security needs, additional rents and utilities costs, and the inaccessibility of vital records, as well as added costs for the transportation of workloads and staff between buildings as the work moves through various operations.

In addition, there have been and continue to be many facilities problems with the existing space. These have led to major renovation costs throughout the years. Major expenditures have been made within the past 10 years in attempting to modify the antiquated facilities to accept modern technological equipment and processes. For example, we have expended considerable funds in providing and maintaining necessary environments for sensitive automatic data processing data entry equipment and telecommunications equipment.

As you may be aware, SSA has been pursuing the construction of a new building to house the DOC in the Wilkes-Barre area for about 7 years now, and our space situation continues to worsen. In general terms, we need a one-story building to consolidate our total operation. This should include additional light industrial space to enable us to relocate approximately 8 million SSI folders from the Chicago Federal Records Center to the WBDOC and to receive additional SSI folders from our field offices. This latter space must be available by August 1983 in order for us to continue the folder processing operation.

Upon notice from the National Archives and Records Service that it could no longer accommodate additional SSI folders in Chicago, SSA made the decision to consolidate the entire SSI folder processing operation in one location. As Wilkes-Barre was already the initial reception point for these folders from the district offices and because the Wilkes-Barre center is so productive, it made good operational sense to consolidate the functions of processing and storage at that facility.

In order to satisfy the total space needs of the WBDOC, GSA presented a prospectus to Congress for lease construction of a building to accommodate the SSA DOC along with space for seven other Government agencies. This prospectus failed to win the approval of this committee. Instead, the Senate commissioned the U.S. Army Corps of Engineers to study alternative means to satisfy SSA's space needs. The Corps of Engineers recommended the purchase and renovation of an existing industrial building owned by Luzerne Products, Incorporated just outside of the Wilkes-Barre city limits.

Meanwhile, GSA, recognizing that even with prompt congressional approval, a building could not be erected in time to satisfy SSA's need for SSI folder space by August 1983, solicited offers for lease of 55,700 square feet of light industrial space in Wilkes-Barre. The first solicitation received no acceptable offers. Subsequently, GSA readvertised in an expanded geographic area. Seven expressions of interest were received, but only two meet the criteria necessary to be considered acceptable. One of the acceptable sites is Luzerne Products, Incorporated. We have no assurance, at this time, that the owners of either site will submit acceptable offers.

As outlined in my memorandum of April 1, 1983 to Mr. Richard O. Haase of GSA (which I would like to include in the record), the following represent the space requirements for the WBDOC.

Location - We need to remain reasonably close to our established work force, and this would be accomplished by a location in the greater Wilkes-Barre area.

We do not require a center city location since the DOC is a nonpublic access operation. In fact, the physical security and privacy act requirements of our records (which are also IRS records) make public access to the facility undesirable. For the same reasons, shared occupancy with other Government agencies is highly undesirable.

The location should have available parking for up to 600 cars. At least 100 to 150 of these spaces should be adjacent to the building for use by our night shift employees. The balance could be provided onsite or in nearby commercial facilities. However, even though the majority of the workforce commutes in private vehicles, the site should have public transportation available.

The site should be accessible by trucks, both private and postal, as almost all of our work is transported into or out of the DOC in this manner.

The site should be located above the 500-year flood plain since millions of records which either could not be replaced, or which would cost billions of dollars to reconstruct will be stored in the building. In addition, computer equipment, which would cost several million dollars to replace if damaged, will be located in the building.

Size - In order to most effectively house the SSA DOC, we need a building of about 250,000 square feet of space, including general building support such as cafeteria, machine rooms, etc.

Our refined space requirements would be allocated as follows:

- 55,000 square feet of computer room quality space with temperature and humidity controls, special electrical service requirements, access flooring, etc.
- 50,500 square feet of space for offices, training rooms, conference rooms, etc.
- 66,000 square feet of light industrial workspace for an active files storage operation.
- 26,000 square feet of light industrial workspace for receiving and staging some 640 tons of mail per year.
- 25,000 square feet of storage space to store 2-years accumulation of W-2 forms, awaiting final balance and subsequent destruction, as well as general supplies for the data center.
- 27,500 square feet for a health suite, a full-service cafeteria and dining area, capable of serving and seating approximately 350 people at one time, space for the normal building operations and support functions such as, restrooms, loading docks, electrical and telephone closets, machine rooms, etc.

The space ideally should be on one floor at ground level in order to facilitate the movement of tons of paper which we process, and to allow efficient access to the loading docks from which the paper is received and dispatched. Conference rooms and administrative activities could be located on a second level, if necessary.

Time Frames for Occupancy - SSA has an immediate and urgent need for approximately 56,000 square feet of light industrial space by August 1983 in order to enable our Wilkes-Barre center to continue to process SSI folders.

If this space is not provided by August 1983, it will be necessary to discontinue the shipping of these folders from approximately 1,400 field offices, thus causing the folders to accumulate in filing cabinets or in urgently needed prime office space. This action will result in a number of field offices experiencing severe space shortages and other operational difficulties.

Fortunately, the Corps of Engineers discovered an existing facility, the Luzerne Products, Incorporated site, encompassing about 63 acres, which can satisfy both our immediate need for storage space and our longer term need to consolidate our operations at one site in the greater Wilkes-Barre area as well as provide for any future expansion.

Both GSA and SSA architects and engineers have examined the Luzerne facility, and believe it can be renovated to satisfy our needs. Even with an estimated renovation and acquisition cost of $19 million, this is a cheaper alternative to building a new Federal building, which is estimated would cost about $26 million.

Although GSA estimates that the elapsed time for both constructing a new building or renovating the Luzerne facility are about the same, we believe the Luzerne building occupancy can be phased so that we could have access to certain parts of the building earlier, particularly for the SSI folder storage operation. Also, such an approach means we would have to move the folder storage operation only once.

Further, it would probably not be possible to obtain the necessary appropriations prior to the 1985 budget year to fund construction of a new building unless both houses of Congress would agree to amend the 1984 budget currently before them. Therefore, it appears unlikely that a Federal building would be available for occupancy before the end of 1987. Even this date would represent a much more compressed time frame than we have experienced in the past.

On the other hand, the procurement and renovation of an existing building could be accomplished much more rapidly, especially since I understand that GSA has fiscal year (FY) 1983 money available for the purchase of buildings.

In summary, Mr. Chairman, we have been seeking a new building to house our total DOC operation for about the last 7 years. As such, while all the alternatives appear acceptable, we believe that acquiring an existing building with available FY 1983 funds would be the fastest way of meeting our needs as long as Congress provides funds to undertake the required renovations.

If it is not feasible to buy and renovate an existing building, then I ask that GSA be given the authority and funding to acquire a site and build a new building as quickly as possible. I would defer to GSA to find a faster way for new construction.

DEPARTMENT OF HEALTH & HUMAN SERVICES Social Security Administration

Refer to: SMM Baltimore MD 21235

April 1, 1983

Mr. Richard O. Haase
Commissioner
Public Buildings Service
General Services Administration, Room 6344
18th and F. Streets, N.W.
Washington, D.C. 20405

Dear Mr. Haase:

I am writing to be sure you have a complete picture of the needs for the Social Security Data Operations Center in Wilkes-Barre, Pennsylvania, and to give you the official Social Security Administration (SSA) position on how best to satisfy those needs. I hope we can continue to work together to accomplish this.

SSA's need for space in the Wilkes-Barre area has been the subject of much recent activity by Congress and the General Services Administration (GSA). In general terms, this need is for a single consolidated building to house our total data center operation, which is now split between two sites, plus additional light industrial space to enable us to relocate approximately 8 million supplemental security income (SSI) folders from the Chicago Federal Records Center to the Wilkes-Barre Data Operations Center. This latter space must be available by August 1983 in order for us to continue the folder processing operation.

In order to satisfy this need, GSA presented a prospectus to Congress for lease construction of a 235,000 square foot building to accommodate the SSA data operations center along with space for seven other government agencies. This prospectus failed to win the approval of the Senate Environment and Public Works Committee. Instead, the Senate commissioned the U.S. Army Corps of Engineers to study alternative means to satisfy SSA's space needs. The Corps of Engineers recommended the purchase and renovation of an existing industrial building just outside of the Wilkes-Barre city limits.

Meanwhile, GSA, recognizing that even with prompt congressional approval, a building could not be erected in time to satisfy SSA's need for SSI folder space in August 1983, solicited offers for lease of 55,700 square feet of light industrial space in Wilkes-Barre. It is our understanding that no acceptable offers were received.

In order to provide a common basis for evaluating alternatives, we offer the following summary of SSA's operational space needs for the Wilkes-Barre operation.

Location - We need to remain reasonably close to our established work force. This would be accomplished by a location in the greater Wilkes-Barre area.

We do not require a center city location. We have no operations which require public access. On the contrary, the physical security and privacy act requirements of our records (which are also Internal Revenue Service records) make public access to the facility undesirable. For the same reasons, shared occupancy with other government agencies is highly undesirable.

The location should have available parking for up to 600 cars. At least 100 to 150 of these spaces should be adjacent to the building for use by our night shift employees. The balance could be provided onsite or in nearby commercial facilities.

Even though the majority of the work force commutes in private vehicles, the site should have public transportation available.

The site should be accessible by trucks, both private and postal, as almost all of our work is transported in this manner.

The site should be located above the 500 year flood plain since millions of records which either could not be replaced, or which would be extremely costly to reconstruct will be stored in the building. In addition, costly computer equipment will be located in the building.

Size - In order to most effectively house the SSA data center operations, we need a building of no less than 230,000 square feet of space including general building support such as cafeteria, machine rooms, etc.

The agency space requirements would be allocated as follows:

—55,000 square feet of computer room quality space, temperature and humidity controlled, with special electrical service requirements, access flooring and a dry pipe preaction sprinkler system to house our data entry equipment, optical scanners, microfilm cameras, terminals for SSA's nationwide data access and retrieval system, tape library, tape transmission system, word processors and case control computers.

—40,000 square feet of office space, of which approximately 60 percent will be open office area and the remainder will be subdivided into offices, training rooms, conference rooms, etc.

--56,000 square feet of light industrial work space with 20 foot clear height, a 300 pound floorload capacity, bilevel sprinkler system and bilevel lighting for an active files operation.

--26,000 square feet of light industrial work space for receiving and staging some 640 tons of mail per year. This space and the loading docks must be contiguous.

--35,000 square feet of storage space with 20 foot clear height, 300 pound floorload, warehouse level lighting and a sprinkler system to store 2 years accumulation of W-2 forms, awaiting final balance and subsequent destruction, as well as general supplies for the data center.

--3,000 square feet of lab and clinic space for a health suite.

In addition, a full service cafeteria and dining area, capable of serving and seating approximately 350 people at one time, is needed. Space will also be needed for the normal building operations and support functions such as; restrooms, loading docks, electrical and telephone closets, machine rooms, etc.

The space ideally should be on one floor at ground level in order to facilitate the movement of the vast quantity of paper which we process, and to allow efficient access to the loading docks from which this paper is received and dispatched. Conference rooms and administrative activities could be located on a second level if necessary.

Time Frames for Occupancy - SSA has an immediate and urgent need for a portion of the space described above. Approximately 56,000 square feet of light industrial space is required for occupancy by August 1983 in order to enable our Wilkes-Barre center to continue to process SSI folders.

If this space is not provided by August 1983, it will be necessary to discontinue the shipping of these folders from approximately 1,400 field offices, thus causing the folders to accumulate in filing cabinets in urgently needed prime office space. This action will result in a number of field offices experiencing severe space shortages and other operational difficulties.

The lease on the Wyoming Valley Building space expires in November 1986. The lease on the Courtright Building expires in January 1984. Additionally, we are leasing a portion of the Courtright space (18,400 square feet) on an emergency month-to-month basis in order to continue our folder processing operation.

In view of the above, immediate availability of a building capable of housing the entire data operations center would:

1. Satisfy our immediate requirement for 56,000 square feet of additional space and eliminate the need to house this temporarily and move it later (an expensive and disruptive operation).

2. Enable us to relocate the Courtright operations prior to lease expiration.

3. Allow time to properly prepare computer space for our data entry keying equipment presently located in the Wyoming Valley Building.

We would prefer not to relocate between January and April due to the heavy influx of Annual Wage Reporting material.

We do, however, need to relocate our entire operation from the Wyoming Valley and Courtright Buildings at the earliest possible time because the continued operation of these two geographically separated multifloor sites is inefficient and costly to the Government due to the necessity to move tons of paper back and forth between the sites often more than once.

Neither GSA nor SSA has budgeted funds for the construction of a federally owned building in the Wilkes-Barre area. The cost of a Federal building has been estimated at between $20 and $34 million dollars. It would probably not be possible to obtain the necessary appropriations prior to the 1985 budget year unless both houses of Congress would agree to amend the 1984 budget currently before them. Therefore, it appears unlikely that a Federal building would be available for occupancy before the end of 1987. Even this date would represent a much more compressed time frame than we have experienced in the past.

Procurement and renovation of an existing building could be accomplished much more rapidly especially since I understand you have Fiscal Year (FY) 1983 money available for the purchase of buildings.

Conclusion and Recommendation

While the ideal solution to SSA's space needs in Wilkes-Barre might be a building designed and constructed specifically to house our data center operation, it is unlikely that such a project could be completed in the near future. Expanding workloads and inadequate facilities make our need for additional and improved space immediate.

The Corps of Engineers has discovered an existing facility, the Luzerne Products Incorporated site, which in the opinion of our operations and engineering staff can be satisfactorily adapted to house our entire present operation in Wilkes-Barre and satisfy our needs for the foreseeable future. Even with the estimated renovation costs of $10 to $12 million, this would still be cheaper than building a Federal building and could be accomplished much faster.

I, therefore, ask that GSA take immediate action to acquire this building with available FY 1983 funds. That would enable us to move the folder staging operation into a permanent location, thereby saving the cost of leasing space in the interim and moving it again. We will work with you to prepare an emergency request to obtain any necessary approvals (from the Office of Management and Budget and the Congress) to do this.

I also ask that you quickly assess the availability of funds for renovation of this building. If adequate funds are not available, we will go with you to seek funding.

If immediate purchase is not possible, we would suggest that GSA lease approximately 60,000 square feet of warehouse space in this facility, for occupancy by July 1983, to house the SSI folder operation described above. If possible, the lease should contain an option to purchase the building.

I would be glad to discuss this with you and would appreciate an early response.

Sincerely,

Nelson J. Sabatini
Associate Commissioner
for Management, Budget, and Personnel

cc:
Mr. Dale Sopper
Mr. George Cordes
Senator Arlen Specter
Senator Robert Stafford
Cong. James Howard
Cong. Frank Harrison
Cong. Young
Senator John Heinz
Mr. Bailey Guard

DEPARTMENT OF HEALTH & HUMAN SERVICES Social Security Administration

Baltimore MD 21235

Refer to:
SMM-24
RM-4-1

June 20, 1983

Honorable Robert T. Stafford, Chairman
Committee on Environment and Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

It was a pleasure for me to appear before the Committee on Environment and Public Works on May 24, 1983 and to present the Social Security Administration's preferred approach to resolving the critical space need of the Wilkes-Barre Data Operations Center.

As you requested, enclosed are answers to the questions sent to me subsequent to the Hearing. I am hopeful the answers are responsive to the Committee members' concerns so that a decision can be made as soon as possible on meeting the Data Operations Center's space requirements. If you have other questions, I would be pleased to provide you with whatever additional information is needed to assist the Committee in reaching a decision on this matter.

A similar letter has been submitted to Senator Daniel Patrick Moynihan, Member of the Committee.

Sincerely,

Nelson J. Sabatini
Associate Commissioner
for Management, Budget, and Personnel

Enclosure

Question

The cost study prepared by the General Services Administration (GSA) and the Social Security Administration (SSA) indicates that the Data Operations Center (DOC) requires 250,000 gross square feet of space. Because the Luzerne Products Building contains only 234,000 gross square feet, a 16,000 square foot extension costing $1,648,000 has been added to the renovation of the Luzerne facility. How critical is the additional space and what specific functions are to be housed within it?

Answer

Since SSA only requires 222,500 square feet for agency use out of the total requirement of 250,000 square feet, the 16,000-square foot reduction would affect the amount of general support space for such things as additional restrooms, mechanical and electrical rooms, etc. Given this, SSA could live with the 234,000 square feet available at the Luzerne Building for the time being.

However, considering the size of the building and the number of employees that would occupy it, the proper amount of support-type space needed throughout the building for employee comfort and adequate building maintenance is 27,500 square feet. In order to provide this amount of space, without the proposed addition, would mean reducing the amount of agency use space. We, therefore, ask that if the Committee decides to provide the funds for the purchase and renovation of the Luzerne Building, the available funds include monies to add on the 16,000-square foot extension. This would allow for the placement of support-type areas throughout the building. The 16,000-foot extension would then be designed as office space, rather than industrial-type space, and be used primarily for administrative offices and training and conference rooms.

Question

What is the relationship between the current assessment of the space requirements of the Wilkes-Barre DOC and what was proposed in the housing plan for SSA in the May 1982 revision of the prospectus for a lease construction project?

Answer

The original prospectus dated January 1982 provided approximately 124,000 square feet of space for the SSA, out of a total of 181,000 square feet of occupiable space, in a new multioccupant Federal building. In May 1982, the prospectus was amended to increase both the total and the SSA occupiable space requirement by 55,700 square feet to account for the transfer of the Supplemental Security Income folder storage process from the Chicago Federal Records Center (FRC) to Wilkes-Barre due to the lack of space in the FRC to house these folders.

Even as the prospectus was being prepared and submitted for congressional approval, it was SSA's intention, once construction was underway, to negotiate with GSA for sole occupancy of the new building because of the increasing number of workloads being transferred to the Wilkes-Barre DOC. We, however, were reluctant to discuss this matter with GSA at the time because we did not want to delay or jeopardize the submission of the prospectus. But, because of the action taken by the Senate in considering the prospectus, there have been numerous discussions between GSA and SSA about the actual requirements of the Wilkes-Barre DOC. Agreement has now been reached on the amount of space required and the fact that SSA, for security and privacy act reasons, would be the sole occupant of a purchased or constructed building in the Wilkes-Barre area.

The agreed-upon amount of space required for the actual SSA operations is 222,500 square feet. The additional 27,500 square feet is for a health unit, a full-service cafeteria and other support areas such as restrooms, electrical and telephone closets and machine rooms.

Question

What is your assessment of the site reserved by the City of Wilkes-Barre for the DOC?

Answer

As GSA indicated in its report to the Committee dated May 18, 1983, the city proposed site is less than ideal. The site is below the 500-year flood plain which means a considerable amount of fill would be required to elevate the site in order to protect against flood damage to files and equipment that would cost billions of dollars to replace. In addition, the site configuration limits building layout possibilities and precludes future expansion. Also, there is a sewer easement cutting diagonally across the site which also limits layout possibilities, and there is also the question about the required depth of support columns because of reports of surface coal excavations up to 30 feet and the possibility of old mine shafts below the surface.

Question

Do you disagree with any of the GSA estimates of requirements and costs associated with both new construction and the renovation of the Luzerne Products Building?

Answer

Essentially we agree with the GSA estimates. We do have some differences, but they are not major and represent differences in professional judgment. For example, we believe the site survey analysis for the new building if it were built on the proposed city site may cost more than what GSA estimates. Again, this is because of the reports of surface coal excavations and the possibility of mine shafts below the proposed site. We believe a more thorough analysis will be required in order to determine the type and the strength of the foundation for a new building on the city site.

As for the Luzerne Building, the only difference is that we question the need to replace the entire roof, since a large portion of it was recently replaced. We believe any needed roof repairs can be phased over a number of years.

Question

What arrangements have been proposed to meet the pressing need to store over 8 million Supplemental Security Income (SSI) folders to be shipped from the Chicago Federal Records Center starting in August of this year?

Answer

After being notified by the National Archives and Records Service (NARS) that it could no longer accommodate additional SSI folders in Chicago, SSA decided to consolidate the entire SSI folder processing operation in Wilkes-Barre. Accordingly, in July 1982, SSA requested that GSA lease approximately 56,000 square feet of storage space in Wilkes-Barre to house the SSI folders to be transferred from the Chicago FRC. This acquisition of additional space was intended to be a temporary expedient until a permanent facility for the entire DOC was ready for occupancy.

The initial GSA solicitation for space yielded no acceptable offers. We, therefore, agreed to expand the geographical area a few miles beyond the Wilkes-Barre city limits. Based on this change, GSA readvertised the space requirement in April 1983. In early May, GSA conducted a market survey of the area and in mid-May issued a revised solicitation. Responses to the latest solicitation were recently received by GSA's Philadelphia Regional Office and are being evaluated.

If the evaluation does not result in the acquisition and occupancy of storage space by this August-September, SSA's only option, since no other Federal storage space is available, is to postpone the transfer of additional folders from the Chicago FRC and to halt the shipment of SSI folders from the SSA field offices.

Such an action will result in increased SSA and NARS costs in maintaining the active SSI files in the Chicago FRC, will prohibit the use of the vacated SSI folder space in the FRC for other SSA records and will require the field offices to store SSI folders in prime office space.

Question

What is the likelihood of future expansion, in terms of jobs and physical facilities, of the DOC?

Answer

At the present time, SSA has no plans to transfer any new significant workloads to the Wilkes-Barre DOC. However, we believe that no matter what building we would occupy, it should allow for expansion in the future. The history of Social Security legislation, as well as Administration and congressional initiatives, demonstrates that SSA's overall workloads are continually growing, not decreasing. There are no indications that this trend will change in the future.

It is unfortunate, but the proposed 10-acre city site does not allow for expansion. The Luzerne building, situated on approximately 63 acres, however, does allow for future expansion, which is one reason why SSA supports the acquisition and renovation of this building.

TESTIMONY FOR SENATOR ARLEN SPECTER
BEFORE THE
SENATE PUBLIC WORKS COMMITTEE

May 24, 1983

Mr. Chairman, members of the Committee, I thank you for the opportunity to testify before you on the subject of the Social Security Administration and its new location in the area of Wilkes-Barre, Pennsylvania.

I applaud you for holding these hearings. As you know, there has been some confusion as to the status and the future of the SSA operation presently in Wilkes-Barre. Hearings will help find the eventual solution.

I come before you today to share the varying views of those Pennsylvanians involved in this issue. I would like to begin by recounting the history of this proposed project.

On May 25, 1982, T. V. McLaughlin, Mayor of Wilkes-Barre, wrote me a letter which I would like to have inserted in the record as part of my statement. In his letter, Mayor McLaughlin explained how the General Services Administration (GSA) had requested in a letter dated June 5, 1978, "a no cost assignable option on two large and vacant urban renewal parcels in the City. Pursuant to this request and December 8, 1978 correspondence, the GSA requested that Parcels 35 and 40 in the Industrial Park Urban Renewal Project be reserved for the site of the Social Security Administration Data Processing Center." I would like to submit copies of those two letters for the record as well.

In his May 25 letter, Mayor McLaughlin continues to explain that the Mayor at that time, Mayor Walter L. Lisman, and the City Council "believed the GSA project so important that a moratorium on any and all development on these parcels was enacted. Some six years later, we still await action by Congress on the GSA facility prospectus and, parenthetically, have refused major economic development opportunities proposed by investors for these two parcels."

The Mayor goes on to explain that the lot which has been held for all of these years is the only remaining large, nonresidential tract in the downtown area not committed to a developer/investor. Other private development in the area has been pending on the resolution of the GSA issue. I am specifically referring to the Stegmaier Brewery which is located across the street from the proposed site.

In addition to the City's being inconvenienced by the delay in a decision, it is my understanding that the Social Security Administration (SSA) has been seeking adequate space for eight years to solve its situation of being divided into two locations.

Originally, as you know, GSA had proposed a three-story facility to house the Social Security Administration Data Processing Center and six other federal agencies, which are now located in three separate leased buildings. Over the years, SSA's space needs in Wilkes-Barre have grown from 17,000 square feet in 1947 to 145,000 square feet in 1981, and now, in 1983, Nelson J. Sabatini, Associate Commissioner for Management, Budget and Personnel of SSA has written to GSA's Commissioner, Richard O. Haase, and stated that the operation needs a minimum of 230,000 square feet.

Once I received Mayor McLaughlin's letter and began delving into the situation, it became apparent that the original needs and request from GSA had changed. It was also evident that plans for the Wilkes-Barre SSA operation were not a priority at GSA.

As you are aware, this Committee introduced Senate Resolution 514 on December 16, 1982, ordering the Corps of Engineers to make a space needs study of the Social Security Data Processing Center in Wilkes-Barre, including a site survey for proposed relocation. It was because of this Committee's recognition of the importance of this operation that it ordered such a study. As you know, the Wilkes-Barre facility is the largest of only three such centers in the whole Social Security Administration. It processes income data for about 40 percent of the work force under social security. As you said in your own statement on December 16, 1982, "This facility is crucial to the proper and efficient functions of social security."

On March 1, 1983, the U.S. Army Corps of Engineers responded to Senate Resolution 514 and recommended the purchase of the Luzerne Products Inc. facility in Plains, Pennsylvania, citing that the building would cost an "estimate of $5,148,000" to purchase and about $500,000 to $1.5 million to renovate. This was obviously a bargain over the estimated $35 million both GSA and the Corps had predicted it would cost to construct the new building.

While I appreciated the concern of the Committee and the promptness of the Corps study, it concerned me that the City of Wilkes-Barre had been waiting six years under the impression that a new facility was going to be constructed. It also concerned me that neither the Corps nor GSA had really discussed with SSA its present needs and how they may vary from five years ago when GSA first approached the City to hold the parcels of land.

On March 22, 1983, I convened a meeting in my office with Mayor McLaughlin of Wilkes-Barre, Marilyn O'Connell, Director of Social Security Facilities, Richard O. Haase, Commissioner of Public Buildings for GSA, Barry Frankel, Director, Department of Real Estate for the Army Corps of Engineers, Bailey Guard, Staff Director of the Senate Public Works Committee, Congressman Frank Harrison of the 11th District of Pennsylvania, and Jeff Lord, staff assistant to Senator John Heinz. The Commissioner of Plains Township, Andrew Walgo, was invited but unable to attend. The purpose of that meeting was to have the appropriate parties provide an update on the situation and begin to work with each other on finding the best, fastest and least expensive solution in order to prevent any of those SSA jobs from leaving Wilkes-Barre should SSA get frustrated with its inadequate spacing problem. The purpose was also to discern if SSA had been consulted on what its actual needs were and whether those plans that the City was counting on would still be contemporary with the SSA plans.

As we have seen in Associate Commissioner Sabatini's letter dated April 1, 1983, SSA's need is a "single consolidated building to house our total data center operation, which is now split between two sites, plus additional light industrial space to enable us to relocate approximately eight million supplemental security income (SSI) folders from Chicago . . . This latter space must be available by August 1983 in order for us to continue the folder processing operation." In that same letter, SSA states that it needs "no less than 230,000 square feet."

The assessment that the plans discussed in 1978 by GSA were no longer pertinent to the needs of SSA in 1983 was correct. I then requested that GSA consider the needs of SSA as presented by Commissioner Sabatini and see if construction was practicable on the 10.8 acre lot still reserved by the City. It is my understanding that it is the major question before this committee.

Mr. Chairman, I am not a builder nor am I in the construction business. I come here only to represent the concerns of the citizens of Pennsylvania who will be affected by your decision. I have publicly stated in the past that my preference would be, if at all possible, to see the building in the center of the city because it would lend to the development of commerce there. I have visited both the site in question and the Luzerne Products building. It is an impressive structure.

However, having the new building in the downtown area would be an important factor in keeping the vitality of the city alive. Although the Luzerne Products building is only about four miles outside of the city, it is not the same as having the employees close to the merchants and restaurants to provide crucial daytime business.

Joseph Corcoran, President of the AFGE-Local 2809 of the Social Security Administration put it eloquently in his letter to you, Mr. Chairman, which was reprinted in the Citizens' Voice newspaper on March 14, 1983. He said that "every day of the week, SSA's hundreds of employees vitalize our downtown's many shops and department stores with their business. Today, nearly ten years after the devastating flood of 1972, Wilkes-Barre finds itself nearly back on its feet, and except for our suffering most of the same economic problems as the rest of the country, we are alive and well. Moving SSA to another area would rob the city of much of this vitality. Economically, it would be a giant step backward."

In an article (March 22, 1983) by Tom Mooney in the Times Leader, the author states that the 600 full-time employees of SSA would continue to pay the 3 percent city wage tax, 2.5 percent of which goes to Wilkes-Barre.

I have already cited to you the Mayor's concern about additional development of private investors pending on the SSA building.

I must state here that I am aware that there are those who say that if the building comes in on a government-owned basis that the city would give up potential tax revenue. It is my sense that the other pros of the building would be long-term in impact and outweigh that concern.

Andrew Walgo, Chairman of the Plains Township Board of Commissioners, has said that if the facility moved to Luzerne Products it would be a mixed blessing for his community because while it would provide jobs, "the Luzerne Products building will be sold and be off the tax rolls."

Finally, in a letter dated March 23, 1983, Joseph E. McCourt, Vice President of the Pocono Northeast Railway (PNER) explains why his company is in opposition to SSA moving to Plains. In September 1982 PNER purchased forty miles of railroad right-of-way in Luzerne County. The Luzerne Products site is located on their main line, and they were hoping to get a rail user to lease or purchase this site from Luzerne Products. "PNER's success is dependent on developing the present building location for rail use," he says. He continues by saying, "We recognize and appreciate the efforts of local political leaders to keep these jobs in the Wilkes-Barre area, but PNER is hopeful that another site will be approved . . . and thus give us an opportunity to bring new industry to the Wyoming Valley." I would like to submit his entire letter for the record.

I will reiterate that my preference is to build the new facility in Wilkes-Barre for reasons already stated. However, I am also aware that there are considerations favoring the Luzerne Products building in terms of cost-saving to the government and time-saving for this whole process which has already taken far too long. If the facility cannot be built in the city of Wilkes-Barre to meet the requirements of the Social Security Administration, then the alternate facility in Plains should be utilized to avoid the risk that this important facility might move out of the Wilkes-Barre area or even out of the state.

In the final analysis, it will depend on the needs of the Social Security Administration and how they can be most realistically be net, including protecting those jobs for the citizens of the Wilkes-Barre area and having the foresight to provide for any future expansion of the SSA operation, which may mean even more jobs and income for the area.

Mr. Chairman, I thank you again for this opportunity and also want to take this opportunity to thank Bailey Guard and Steve Swain of your staff for their time and cooperation and thank the officials of GSA and SSA and the Corps for all of their prompt assistance in this matter, which is of great importance to Wilkes-Barre.

CITY of WILKES-BARRE, Pennsylvania 18711

Thomas V McLaughlin
Mayor

Office of the Mayor
717 826-8205

May 25, 1982

The Honorable Arlen Specter
253 Russell Senate Office Building
Washington, D.C. 20515

Dear Senator Specter:

I am writing you in regard to proposed legislation authorizing the construction of the Social Security Data Processing Center as proposed and approved by the General Services Administration for Wilkes-Barre on a lease construction basis. A companion bill to S.533, that being H.R. 1938 has been introduced for House action which would, we understand, allow for leased construction by GSA in certain circumstances. Obviously, the City fully supports passage of this legislation and believes special circumstances exist in Wilkes-Barre such that leased construction is warranted.

I am deeply concerned over the passage of proper legislation and, the long, tedious and extensive process the City has endured over the construction of the facility since first being contacted by GSA in the Fall of 1977. On June 5, 1978, (copy attached) the GSA requested a no cost assignable option on two large and vacant urban renewal parcels in the City. Pursuant to this request and, December 8, 1978 correspondence (which is attached), the GSA requested Parcels 35 and 40 in the Industrial Park Urban Renewal Project be reserved for the site of the Social Security Administration Data Processing Center. The Mayor and City Council, at that time, believed the GSA project so important that a moratorium on any and all development on these parcels was enacted. Some five years later, we still await action by Congress on the GSA facility prospectus and, parenthetically, have refused major economic development opportunities proposed by investors for these two parcels.

May I quote from the June 5, 1978 GSA correspondence which states that if "...Congress approves the project then GSA will advertise for offers and award a lease for the new building during 1979." The City of Wilkes-Barre has, since 1978, been led to believe the project would be on a lease basis and, would pay full real estate taxes. Now the situation concerning the construction of the facility and the lease basis appears at least to be in jeopardy. Our City Assessor has estimated that real estate taxes on this project to the City, the County of Luzerne and, the Wilkes-Barre Area School District to be $325,000 annually. On this basis, and on the basis of job projections, the City has held this property for the GSA for over five years.

The City is concerned and angered over the five year delay, over the questionable nature of the construction itself, and over the inconsistent policies and information relative to the lease basis being proposed by Congress and being provided by the GSA. Pursuant to H.R. 1938, the construction of this facility on a lease basis is certainly warranted on the following circumstances.

1) The City has held in reserve the site requested by the GSA for over five years.

2) The parcels requested by the GSA comprises some 10 acres of vacant and valuable urban renewal land. The Department of Housing and Urban Development has set policies relative to closeout of renewal projects and ultimately the disposition of renewal property. The City, holding this ground for over five years for the GSA has, to my mind, been in violation of this policy as a result of the inaction of the Congress and the GSA. Clearly, a dichotomy in federal policy exists. To resolve the dilemma it is apparent that Congress must act swiftly on the GSA prospectus.

3) The City has, since the tragic Agnes disaster of 1972, made remarkable and significant progress in the disposition of renewal property which ultimately has impacted positively on urban reinvestment and economic stability in the City. In fact, the City has been reserving for the GSA the only remaining large nonresidential vacant urban renewal parcel left in Wilkes-Barre. Included in this post Agnes recovery effort has been the investment of significant amounts of funds toward the provision of sewer and site improvements to service this tract of land and ultimately stimulate reinvestment in the form of tax producing property. This investment of public improvements for the GSA parcel has been dormant as the question of the development of the parcel still remains unanswered.

4) As you are aware, the City of Wilkes-Barre has, for the past five years, been involved in the process of attempting to secure private investment and appropriate reuse for the 175,000 square foot and vacant Stegmaier Brewery which is located across the street from the proposed site of the GSA. This structure is listed on the National Register of Historic Places. Its reuse represents a unique opportunity to preserve and rehabilitate this historic structure. It is our understanding that the preservation of historically significant property is Congressional policy as manifested by various tax legislation regarding historic preservation. The City has executed a preliminary agreement with an investor to undertake a $10 million rehabilitation and reuse project for the Brewery structure.

One condition of the ultimate decision by this investor to move ahead is a resolution to the GSA issue. That is, the investor must know if the facility is to be constructed in order to determine the market for commercial types of reuses the investor intends to undertake; the investor needs to know the exact location of the GSA facility in order to accommodate associated parking for the Brewery; the investor needs to know what type of traffic, both pedestrian and vehicular, is to occur if the GSA facility is to be constructed. In summary, the decision to develop the Brewery cannot be made until a resolution to the development of the GSA facility is made.

5) As we have indicated previously, the proposed GSA site is the only major nonresidential tract left in the Downtown area not committed to a developer/investor. The City is under great and increasing pressure by interested developers to release the moritorium on this parcel and, in effect, withdraw its commitment to GSA. The City does not want to take such action but may be forced to should the GSA project continue to be delayed in Congress.

6) Private development of this parcel will generate significant real estate tax revenue. Therefore, lease construction is the preferred method of construction for it will provide real estate taxes to the City. Be advised that over 48% of land and improvements in Wilkes-Barre are currently tax exempt. The City cannot tolerate the additional burden of adding tax exempt property to its real estate tax rolls. The reason for the high percentage of tax exempt property deals basically with the location in Wilkes-Barre of numerous colleges, religious institutions and nonprofit housing and social organizations which serve all of Luzerne County. Because Wilkes-Barre provides the location for these services, it has been placed in a position of having a distressed tax base. To introduce a major nontaxable federal facility on a valuable piece of City owned real estate wpuld only serve to aggravate and continue this distress situation.

For these reasons, I respectfully request on behalf of the City of Wilkes-Barre that you and the other members of the Senate favorably consider immediate approval of lease construction of the GSA building in Wilkes-Barre. I believe I have adequately demonstrated the circumstances of need for such action and trust that Congress will act with all due haste to resolve this issue.

Respectfully,

T. V. McLaughlin
Mayor

TVMcL/bg

GSA Washington, DC 20407

Ccil (copy)
and
File

05 JUN 1978

Honorable Walter W. Lisman
Mayor of Wilkes-Barre
Office of the Mayor
City Hall
Wilkes-Barre, PA 18701

Dear Mayor Lisman:

The General Services Administration (GSA) has been planning for a new building in Wilkes-Barre for several months. The following information is provided to keep you informed of the status of this project.

Currently, an environmental analysis is being conducted on this project in accordance with the National Environmental Policy Act. This analysis will probably result in the preparation and circulation of an environmental impact statment, which should be completed by the end of 1978. When this analysis is completed, GSA plans to request a no cost assignable option on either parcel 25 or part of parcel 35-40-42 in the Industrial Urban Renewal Area.

In January 1979, GSA plans to request the appropriate Congressional committees to approve the construction of the proposed building. If Congress approves the project then GSA will advertise for offers and award a lease for the new building during 1979. We estimate that the building will be completed and occupied during 1981.

We appreciate the support you have given to this project in the past and we request your continued assistance.

Sincerely,

JAMES F. STEELE, JR.
Regional Commissioner
Public Buildings Service

cc: Mr. Leon E. Case, Redevelopment Authority
Mr. Gary C. Boam, Redevelopment Authority

RECEIVED
JUN 8 1978
OFFICE OF THE MAYOR

c: City Council
H. Miller
[illegible]

General Services Administration Region 3
Washington, DC 20407

8 DEC 1978

RECEIVED
DEC 11 1978
WILKES-BARRE
DEPT. OF PLANNING
AND DEVELOPMENT

Mr. John R. Varaly
Executive Director
Department of Planning
and Development
City Hall
Wilkes-Barre, PA 18701

Dear Mr. Varaly:

In response to your letter of December 4, 1978, we want to inform you that the General Services Administration (GSA) prefers parcels 35 and 40 for the proposed Social Security Administration (SSA) Building.

Parcel 25 is not preferred because it may be too small for the new building based on the number of parking spaces required under the zoning code. Also, we believe that parcel 42 is too remote from the downtown area and the muncipal parking garages.

A final decision on which parcels will be selected will not be made until the final Environmental Impact Statement has been filed and Congress has approved this project.

If you have any further questions, please contact my office.

Sincerely,

I. JACK GURAL
Director, Planning Staff
Public Buildings Service

POCONO NORTHEAST RAILWAY INC.
81 WEST UNION STREET
WILKES-BARRE, PENNSYLVANIA 18701
(717) 822-8130

March 23, 1983

Mr. Gerald Finn
Director, Real Estate
Post Office & Federal Building
9th and Market Streets
Philadelphia, PA 19107

Dear Mr. Finn:

This concerns our telephone conversation last week relative to a building owned and operated by Luzerne Products in Plains Township, Luzerne County, Pennsylvania.

A recent article in the Times Leader newspaper (copy enclosed) outlines plans for the Social Security and Veterans Administration to relocate into the Luzerne Products building as early as this summer.

As information, Pocono Northeast Railway, Inc. (PNER) purchased over forty miles of railroad right-of-way in Luzerne County in September 1982 from Consolidated Rail Corporation (Conrail). The lines PNER acquired were scheduled for abandonment last summer by Conrail; which entails removing the rail and marketing the right-of-way for sale to adjacent property owners, utility companies, etc. By PNER acquiring the lines, we assured the retention of approximately 1,600 jobs. (See attached copy of Penn DOT's study)

The Commonwealth's support of our project is evidenced by a grant in excess of $450,000 for rehabilitation and maintenance of the lines under their Accelerated Maintenance Program. PNER will lay over 11,000 new railroad ties on our main line by June 30, 1983.

The Luzerne Products site is located on our main line with a rail siding at the rear of the plant. However, Luzerne Products transportation needs do not include rail. We were hopeful of getting a rail user to lease or purchase this site from Luzerne Products.

PNER's success is dependent on developing the present building locations for rail use. It is our interest to work closely with the Wilkes-Barre Chamber of Commerce, Industrial Development Authority, the Commonwealths Department of Commerce and Real Estate Listing Service and Pennsylvania Power & Light Company to attract industries that need rail service.

We recognize and appreciate the efforts of local political leaders to keep these jobs in the Wilkes-Barre area; but PNER is hopeful that another site will be approved by the Corps of Engineers and thus give us an opportunity to bring new industry to the Wyoming Valley.

Please forward any information relative to the site selection prepared by the Corps of Engineers, Taylor Garvin Associates, Inc., or others. Upon receipt of same, we will confer with local officials to determine if another site can be utilized.

Thank you for your time and assistance.

Sincerely,

POCONO NORTHEAST RAILWAY, INC.

Joseph E. McCourt

Joseph E. McCourt
Assistant to the President

JEM/th

Attachments

cc: Congressman Frank Harrison
1541 Longworth Building
Washington, D.C. 20515

Senator Arlen Specter
342 Russell Senate Office Building
Washington, D.C. 20510

Mr. Andrew Walgo, Chairman
Plains Township
126 North Main Street
Plains, PA 18705

BLAIR HOUSE

Senator **STAFFORD**. The next witness will be Mr. Timothy L. Towell, who is the Acting Deputy Chief of Protocol, U.S. Department of State. We understand that he will be accompanied by Georgia DeBell, the Executive Director, Office of Protocol; Eugene Bowden, Facilities Management and Administrative Services, Office of Operations, Bureau of Administration; and Mr. Walter F. Weiss, Deputy Assistant Secretary for Operations, Bureau of Administration.

If I have misidentified anybody, please let the Chair know. If not, Mr. Towell, we would be glad to hear your statement.

STATEMENT OF TIMOTHY L. TOWELL, ACTING DEPUTY CHIEF OF PROTOCOL, U.S. DEPARTMENT OF STATE, ACCOMPANIED BY GEORGIA DeBELL, EXECUTIVE DIRECTOR, OFFICE OF PROTOCOL; EUGENE BOWDEN, FACILITIES MANAGEMENT AND ADMINISTRATIVE SERVICES, OFFICE OF OPERATIONS, BUREAU OF ADMINISTRATION; AND WALTER F. WEISS, DEPUTY ASSISTANT SECRETARY FOR OPERATIONS, BUREAU OF ADMINISTRATION

Mr. **TOWELL**. Thank you very much, Mr. Chairman.

Ambassador Roosevelt, the Chief of Protocol, wanted to be with you here today to give testimony, but was unable to and asked me to be here in her stead.

I have here with me Mr. Rick Weiss, Deputy Assistant Secretary of State, on my far right; Mr. Gene Bowden from the Bureau of Administration; and, on my left, Georgia DeBell, Executive Director of the Office of Protocol.

Mr. Chairman, as you well know, since 1943 Blair House has been the official guest house of the President of the United States, hosting hundreds of distinguished foreign visitors. It has been a temporary home to chiefs of state and heads of government and their accompanying delegations, who have greatly appreciated its atmosphere of privacy, security, and hospitality. Neither ostentatious nor luxurious, this historic building reflects the best features of an American family home.

Before 1979, funding for the operation and maintenance of the three houses which make up the Blair House complex was derived from various sources, and the responsibility for the upkeep was fragmented. Unfortunately, this resulted in inadequate maintenance of the property. As a result, the condition of the house and all of its systems deteriorated to the point that the Department of State, acting on the recommendations of the General Services Administration and the U.S. Secret Service, closed Blair House to overnight visitors in June of last year.

Although it is occasionally used now for official receptions, meetings, and other daytime functions, even this modest activity will soon have to cease.

Senator **STAFFORD**. Mr. Towell, if I could interrupt here for just a minute, my recollection is that one reason for closing Blair House was that a chandelier fell on the bed usually occupied by visiting dignitaries. Is that correct?

Mr. **Towell**. That is my understanding, Mr. Chairman. One of the key points that we have stressed in our program in urging the renovation of this historic house is the key importance of security, the importance of maintaining a very high level of security for chiefs of state and heads of government, who are here as guests of the President of the United States.

Senator **Stafford**. Yes. I brought that up because I think anybody who reads this record ought to have that in mind as well as the 115 rooms that are involved here. I see you come down with an average number of houses. I thought there were four. I think GSA said there were two, and you have said there were three.

Mr. **Towell**. Well, I hate to admit that the State Department always takes the average, but I think three is the correct number, Mr. Chairman.

Senator **Stafford**. Excuse my interruption. You may go ahead.

Mr. **Towell**. Thank you, sir.

In recognition of the urgency of this problem, the State Department has been working with the General Services Administration to establish a comprehensive program for the restoration and renovation of Blair House. In December 1982, Blair House was transferred to GSA's Register of Public Buildings, and GSA has now assumed responsibility for the renovation and restoration of this historic building. However, the State Department retains operational management and direction for the complex under the supervision of Ambassador Roosevelt, Chief of Protocol.

In March 1982, the Washington firm of Cooper Lecky & Associates completed an initial appraisal to identify the deficiencies of Blair House. This study stated that the heating and cooling, plumbing, electrical, and telephone systems had deteriorated to the point where they must be replaced rather than be repaired. The fire detection and alarm system must be upgraded to conform with modern safety standards. To protect lives and valuable property, a fire suppression system must also be installed. Plaster walls and ceilings as well as wooden floors must be replaced in the Blair and the Blair-Lee portions of the complex because they are beyond repair.

The basement must be treated to prevent water infiltration, and exterior finishes and roofs must be either repaired or replaced.

Security improvements include transparent window armor and the installation of modern detection systems.

Other recommendations include the addition of two floors and a basement in a wing to the rear of the complex to provide better and more secure accommodations for the principal guests, additional storage space, improved circulation, and improved access and egress throughout the complex. That is the part of the project, Mr. Chairman, that Mr. Haase was referring to in his testimony a few minutes ago.

Based on the funding of the Cooper Lecky report, GSA requested $7 million to complete the project; $2 million has been authorized to allow GSA to begin the initial phases of the project.

In February 1983, the Cooper Lecky firm began a reappraisal of their original study in order to provide a more accurate basis for subsequent work. This reappraisal is now 95 percent completed and includes an independent cost verification of all project expenses.

Like the earlier study, the Cooper Lecky firm has again divided the project costs into various option plans. The estimate for basic rehabilitation, including mechanical systems, waterproofing, plaster, and so forth, is $3,979,773. Circulation and safety improvements add another $1,765,661. Security changes, additional storage, and upgrades to the kitchen facilities are estimated at $866,247 for construction costs. This total of $6,611,681 would increase to $7.5 million when various project costs are added. The proposed new wing, the one that Mr. Haase just referred to, would add approximately $1 million to total cost to the project. The State Department is not pressing for the inclusion of the new wing to the project at this time due to the cost of more urgent repair and renovation requirements.

Also this past February, GSA conducted a nationwide competition for the architectural/engineering phase of the project. Six short listed firms were interviewed in March. As Mr. Haase just announced, GSA has now awarded the contract to a New York firm. The architectural and engineering firm chosen is expected to complete specifications for the construction phase of the project by July 1984, using the Cooper Lecky study to define their scope of work.

The construction contract will be advertised if GSA receives congressional approval to use additional funds for the Blair House project. If such approval is granted, actual construction work will require 18 months to 2 years to complete.

Since Blair House closed last June, we have had 37 official visits by chiefs of state or heads of government. These visitors and their accompanying delegations have been lodged in various Washington hotels during their average stay of 3 days. While in Washington, the Department of State pays the normal living expenses for 12 members of the delegation. Usually, three suites and nine private rooms are provided, while extra rooms are required for U.S. Government personnel, including Protocol, Blair House staff, and the Secret Service.

In this 12-month period, we have spent approximately $245,000. This figure includes basic room charges, two-thirds of room service bills for our guests, telephone installation, and so forth. It does not include any expenses which would be duplicated at Blair House, such as staff salaries, nor does it include charges for other agencies such as Secret Service. Two hundred and forty-five thousand dollars per year is a very conservative estimate of the extra expenses the loss of Blair House causes us.

Over the next 4 years, hotel charges will certainly rise with inflation and the number of visits may well increase. Because these expenses are so substantial, we have looked into the feasibility of renting another residence to use in the interim period. Several properties have been examined but most were rejected due to the cost, locations, size, and, most importantly, security considerations. We have asked GSA to enter into preliminary lease negotiations on properties which appear to meet all basic requirements. We do not yet know what rent GSA will consider appropriate for these properties.

When such lease costs are known, we will add estimated expenses such as moving, communication, and security. At that time, we will be in a better position to judge whether leasing a residence or remaining in hotels would be more advantageous to the U.S. Government. We will continue to consult fully with this committee as we move toward this decision.

That ends my statement, Mr. Chairman.

Senator STAFFORD. Thank you very much, Mr. Towell. I think that pretty well covers it and questions that I had in mind to ask.

I heard you correctly—you are not pressing for the additional bedroom at this time?

Mr. TOWELL. That is correct, sir. That is the position of the State Department. I just heard Mr. Haase make a strong plea to the contrary. I will go back and report that to the Chief of Protocol as well as the Under Secretary of State for Management. We have heard the arguments at various meetings for going ahead with the bigger project. I have to say, as the Acting Deputy Chief of Protocol, security arguments are very important to us. These chiefs of state, these heads of government are presidents of foreign governments, are prime ministers. They are guests of the President of the United States. We are responsible under international law for their safety as well as their housing. If a persuasive, overriding case can be made on security grounds alone, then I think we would have to weigh that very carefully at the State Department certainly, and you and your committee, Mr. Chairman, would also do so.

Senator STAFFORD. After you have done so, it would help the committee, if you could, reasonably expeditiously, indicate to us what your position is or what the Department's position will be with respect to the additional bedroom, which on its face seems to make some sense to me on security grounds.

Mr. TOWELL. I also understand there is an argument that I have heard, and I do not know what is the status of this argument, that within maybe a 10-year period the White House will have to go through some substantial renovation and that, therefore, the person making this argument was using the old Blair House analogy of when President Truman had to move across the street in the fifties and there was a security problem, as you recall, Mr. Chairman.

Senator STAFFORD. Yes, I do.

Thank you very much, sir, you and your associates. We appreciate your help to the committee.

Mr. TOWELL. Thank you, Mr. Chairman.

[A Blair House status report follows:]

BLAIR HOUSE RENOVATION STATUS REPORT

May 1983

BACKGROUND

Since 1943 Blair House has been the official guest house of the President hosting hundreds of distinguished foreign visitors. It has been a temporary home to chiefs of state and heads of government and their accompanying delegations who have greatly appreciated its atmosphere of privacy, security and hospitality. Neither ostentatious nor luxurious, this historic building reflects the best features of an American family home.

Prior to 1979, funding for the operation and maintenance of the three houses which make up the Blair House complex was derived from various sources and the responsibility for upkeep was fragmented. Unfortunately, this resulted in inadequate maintenance of the property. As a result, the conditon of the house and all of its systems deteriorated to the point that the Department of State, acting on the recommendations of the General Services Administration and the U.S. Secret Service closed the Blair House to overnight visitors in June 1982. Although it is occasionally used now for official receptions, meetings and other daytime functions, even this modest activity will soon have to cease.

In recognition of the urgency of this problem, the State Department has been working with the General Services Administration to establish a comprehensive program for the restoration and renovation of Blair House. In December 1982, Blair House was transferred to the GSA "Register of Public Buildings" and GSA has now assumed responsibility for the renovation and restoration of this historic property. However, the State Department retains operational management and direction of the complex under the supervision of the Chief of Protocol.

CURRENT SITUATION

In March of 1982, the Washington firm of Cooper Lecky Associates completed an initial appraisal to identify the deficiencies of Blair House. This study stated that the heating and cooling, plumbing, electrical and telephone systems had deteriorated to the point where they must be replaced rather than repaired. The fire detection and alarm system must be upgraded to conform with modern safety standards. To protect lives and valuable property, a fire suppression system must also be installed. Plaster walls and ceilings as well as wooden floors must be replaced in the Blair and Blair-Lee portions of the complex because they are beyond repair. The basement must be treated to prevent water infiltration and exterior finishes and roofs must be either repaired or replaced. Security improvements include transparent window armor and the installation of modern detection systems. Other recommendations include the addition of two floors and a basement in a wing to the rear of the complex to provide better and more secure accommodations for the principle guests, additional storage space, improved circulation and improved access and egress throughout the complex.

Based on the findings of the Cooper Lecky report, GSA requested $7 million to complete the project. While the total request was not approved, $2 million was made available to GSA to begin the initial phases of the project.

In February 1983, the Cooper Lecky firm began a reappraisal of their original study in order to provide a more accurate basis for subsequent work. This reappraisal is now 95% completed and includes an independent cost verification of all project expenses.

Like the earlier study, the Cooper Lecky firm has again divided the project costs into various option plans. The estimate for basic rehabilitation, including mechanical systems, waterproofing, plaster, etc. is $3,979,773. Circulation and safety improvements add $1,765,661. Security changes, additional storage and upgrades to kitchen facilities are estimated at $866,247 for construction costs. This total of $6,611,681 would increase to $7.5 million when various project costs are added. The proposed new wing would add approximately one million dollars in total costs to the project. The State Department and GSA are not pressing for the inclusion of the new wing at this time, due to the cost of more urgent repair and renovation needs.

Also this past February, GSA conducted a nationwide competition for the architectural/engineering phase of the project. Six short listed firms were interviewed in March. GSA is now negotiating this A and E contract with the highest rated bidder, but has not yet announced the award of the contract.

The A and E firm chosen is expected to complete specifications for the construciton phase of the project by July 1984, using the Cooper Lecky study to define their scope of work.

The construction contract will be advertised if GSA receives Congressional approval to use additional funds for the Blair House project. If such approval is granted, actual construction work will require 18 months to two years to complete.

Since Blair House closed last June, we have had 37 official visits by Chiefs of State or Heads of Government. These visitors and their accompanying parties have been lodged in various Washington hotels during their average stay of three days. While in Washington, the Department of State pays the normal living expenses for twelve members of the delegation. Usually, three suites and nine private rooms are provided, while extra rooms are required for USG personnel (including Protocol, Blair House Staff, and the Secret Service).

In this twelve month period, we have spent approximately $245,000. This figure includes basic room charges, two-thirds of room service bills, telephone installation, etc. It does not include any expenses which would be duplicated at Blair House, such as staff salaries nor does it include charges for other agencies such as Secret Service.

$245,000 per year is a very conservative estimate of the extra expense the loss of Blair House causes us. Over the next four years, hotel charges will certainly rise with inflation and the number of visits may well increase. Because these expenses are so substantial, we have looked into the feasibility of renting another residence to use in the interim period. Several properties have been examined, but most were rejected due to the cost, locations, size, and security considerations. We have asked GSA to enter into preliminary lease negotiations on two properties which appear to meet all basic requirements. We do not yet know what rent GSA will consider appropriate for these properties.

When such lease costs are known, we will add estimated expenses such as moving, communication, and security. At that time, we will be in a better position to judge whether leasing a residence or remaining in hotels would be more advantageous to the government. We will continue to consult fully with this committee as we move towards this decision.

PENSION BUILDING

Senator **Stafford**. The last witness this morning will be Mr. Bates Lowry, Director, National Building Museum.

Mr. Lowry, we have your statement in full. We will place it in the record. We would ask you, if you could, please, to summarize it for the committee.

Would you identify your associate, please?

STATEMENT OF BATES LOWRY, DIRECTOR, NATIONAL BUILDING MUSEUM, ACCOMPANIED BY JOSEPH TURNER, MEMBER, BOARD OF DIRECTORS; AND ELIZABETH RUBIN, SPECIAL ASSISTANT TO THE DIRECTOR

Mr. **Lowry**. I am accompanied here by one of the members of the board of directors, Joseph Turner, on my left, who is also chairman of the development committee of that board, and by my special assistant, Mrs. Elizabeth Rubin, on my right.

I will simply enter our statement into the record at this late hour and make a few brief remarks as to why we are here.

Of course, it is always a pleasure for us to come back and appear before what we consider to be our parent committee, because it was in 1978 out of this committee that the original legislation grew.

During those 2½ years that it took for us to have the legislation go through and the 2½ years since then, I think, as you will see from the statement, we have been able to come to a point that we have amassed a fairly impressive record, both in terms of programs begun as well as in terms of money raised. That gives a clear indication that the private sector is going to come in and support this museum, as you had hoped from the very beginning.

Even most recently, just last week in fact, a new step was taken that will bring the museum into a new stage of its growth. When the board of directors met last Friday, it adopted a master plan that we have created over the last 9 months. That gives a 10-year program for the museum. Although I will not go into all the details of that program here this morning, I think the one thing that is most important about that is that that plan exists. It says a lot to the people who are going to be asked to support that museum, both to this committee, to the Congress, as well as to all the members of the private sector to whom we are looking for support. As an indication of that, I might just say that the first 4 years, indeed, of that 10-year plan are estimated to cost $13 million. When the board adopted that plan last week in both its goals and its scope, that $13 million was clearly in front of them as a price tag for that period. Happily, immediately after they had taken that action, they received a report from the fundraising consultant that they had hired earlier this year who advised them, at least in a preliminary sense—a fuller report will be later—that, indeed, in their reading of the private community that such an amount of money was feasible to be raised.

Therefore, we can move forward at this point. We are obviously moving into a very strong fundraising activity. We are also moving to a brand-new level of activity of programs in the museum itself.

I do want to just mention one aspect of that program. Here I think is a particularly appropriate place. We have a number of elements of that program that will be dealing with the Federal buildings. We have, for example, initiated an inventory of all the documents relating to Federal buildings. Although a mass of these documents is in the National Archives, actually from a somewhat later period, the earlier documents for our buildings are scattered in different private libraries or private collections, and there is no single place where you can find out just what kind of documentation exists for the Federal buildings themselves.

We also hope, by amassing such an inventory, obviously we will be encouraging one of the main points of this museum, as you so wisely foresaw, which is to pay more attention in the schools and elsewhere to the actual history of American buildings.

This program that now moves on to a new and higher level is creating a demand that I think we are here to talk about. Really why we are before you today is that we want to make sure that the renovation of the Pension Building moves at a faster and more steady rate than had been originally planned. Although Congress had initially in the legislation said that the renovation was to proceed immediately, we feel we must encourage it to gain back that status and to enter into a number of activities that can be undertaken now.

We prepared a list of such repair work that we felt could be done, which you will find attached to our statement, with a cost estimate. We submitted this to GSA, and I am glad to have heard from Mr. Haase this morning that they certainly have looked seriously at this and we have talked about it. They agree that the renovation should move ahead on a more steady basis.

I will say that there are other reasons for that than just the idea of its serving our program. There are certain danger elements in the building. There is debris falling from the building which could be dangerous to passers-by, and there are also problems relating, although the roof repair work is underway, it still is true that the rain penetrates from the outside of the walls, so we really cannot undertake any interior renovation work until that has been taken care of.

Those are different elements that will simply make the renovation proceed in an orderly fashion. I am glad to hear that Mr. Haase also agrees with us that those can take place.

Finally, I would just like to say that a more attractive goal that can emerge from moving up that renovation is the fact in January 1985 we are celebrating the 100th centennial of the first Presidential Inaugural Ball held in that building. Our proposal has been to try to recreate in that January 1985 the appearance of the great hall. It is a perfectly feasible goal, and it can be achieved as long as we find your support for moving into fiscal 1984 with additional support.

Thank you.

Senator STAFFORD. Thank you very much, indeed, Mr. Lowry.

I am going to keep the record open for about 48 hours for any additional material that is pertinent to the hearings this morning and for my colleagues who are serving on other committees today or on the floor of the Senate, so that they can direct questions to witnesses, in the hope that within 10 days, if there are questions, there might be a response in writing to those questions.

This will conclude the hearings this morning. The committee will meet next for buildings purposes 2 weeks from today, when the Administrator of GSA and Commissioner Haase will be back regarding the 1984 building authorizations in S. 452 of the Public Buildings Act of this Congress.

I thank you, sir, and your colleagues for being here this morning.

The committee stands adjourned for 2 weeks as far as buildings are concerned.

[Whereupon, at 11:40 a.m., the committee recessed, to reconvene at the call of the Chair.]

[Mr. Lowry's prepared statement follows:]

WRITTEN STATEMENT

Prepared for

Committee on Environment and Public Works
U. S. Senate
Washington, D. C.
24 May 1983

By the National Building Museum

The National Building Museum is grateful for this opportunity to appear before its parent Committee that in 1978 initiated the legislative action leading to the museum's authorization with the passage of Public Law 96-515 in December 1980. Today the museum will report on how it is making a reality of the joint private-federal museum for the building arts your legislation envisaged. Two and one-half years later the museum can point to an impressive list of specific programs already under way that have made its existence will known to the general public. The museum also will describe how it has been able to so quickly achieve this level of activity and what plans its national Board of Directors have just adopted to continue this growth. Finally, the museum will ask this Committee's support for our effort to have the renovation of the Pension Building move more steadily and faster ahead than currently shceduled for the following reasons:

(1) so it can keep pace with the growth of the museum's program;

(2) to stop immediately the continuing decay of this national, architectural treasure; (3) so that in January 1985 the nation may celebrate the 100th anniversary of its use as the site of the Presidential Inaugural Ball.

The following description of the museum's activities during the past two and one-half years will serve to place this request in context. From the moment Congress endorsed the idea of establishing a national center to commemorate and encourage the building arts in the Pension Building, the museum has been at work to achieve that end. It has begun to carry out the mission assigned to it by Congress of putting into effect the full range of activities described in The Building Building, the document that served as the basis for the legislative act and inspired the support of this committee and eventually the whole Congress.

The museum was foreseen in the Congressional reports and resolutions that were issued from 1978 to 1980 as providing a "focus and forum" for all Americans who care about our nation's past building achievements and who are concerned about the future development of our nation's built environment. The museum was also foreseen as being "the first institution in this country founded solely to focus attention on the built environment." It was charged in the authorizing legislation with four major goals:

1) Fostering a national educational program of exhibitions, publications, and other activities "to enhance under-

standing and appreciation of all facets of the building arts and sciences."

2) Forming a "much-needed central information bank" for the building community that is responsible for what currently is being built in this nation.
3) Creating a "collection and resource center for teachers, writers and students concerned with our past achievements and present efforts in the art of building."
4) Creating in the Pension Building in the nation's capital a showcase "to exhibit, demonstrate and encourage contributions to the building arts and sciences with an emphasis on American initiative."

To approach this ambitious task, the museum followed a policy of initiating at least one specific program activity in each of these areas. An additional aspect of the museum's policy required each activity to be conducted in a fully-professional manner so that its cumulative program would be recognized by other organizations as befitting a national institution mandated by Congress.

Highlights of programs meeting these criteria that the museum has been able to put into effect in the short time of its existence are:

1) Only six months after NBM's legislation was passed, the first issue of its award-winning quarterly publication,

BLUEPRINTS, was received by 150,000 people across the country.

2) A short promotional film about NBM was put into circulation by the Education & Public Programs Division.
3) The museum's first traveling exhibition on current trends in American architecture opened in Portland, Oregon, going on to Houston, St. Louis, Washington, D.C., and New Orleans.
4) An active college-level intern program has brought students throughout the year from Arizona, California, Connecticut, New York, Ohio and many other states to work on a variety of projects in the museum.
5) The museum has given a home to a major, national collection of over 51,000 working drawings of terra cotta buildings which will be a valuable resource for preservationists, historians, and restoration architects.
6) Twenty high school students, as part of a Washington, D.C. summer jobs project, compiled under the museum's guidance a data base of more than 25,000 records on existing literature in the built-environment fields.
7) A series of courses on preservation and historic buildings is currently being given by prominent specialists at the museum in cooperation with the National Preservation Institute.

8) A major exhibition--"America Builds Abroad"--is being organized to display for the first time our country's unique building design and construction program for our embassy buildings. It will include original drawings and models as well as taped interviews with ambassadors who have been stationed at the posts.

9) Several television news briefs about the built environment have been prepared for production.

10) Guided tours of the Pension Building are being taken by visitors three times each week.

11) SITE-SEEING, a program of regional tours, started with 50 NBM members taking a day-long trip to Frank Lloyd Wright's historic house, "Fallingwater."

12) The museum has attracted over 2,000 members.

That the museum could find the support in such a short time to initiate so many parts of its legislative mandate is impressive confirmation of the credibility and attraction of the original concept accepted by Congress. It also is testimony to the conviction of a large number of people that the birth of this museum is so important for our country's well-being that they are willing to contribute their time and energy to it. It is only because of these devoted and hard-working staff members that the museum has been able to come so far so quickly, while maintaining high professional standards.

The significance of this contribution can be assessed by: (1) the program results; (2) the dollar value of contributed time (from $167,000 in the museum's first year of operation to $382,000 in 1982); (3) the number of important positions held by unpaid staff. Of the twelve senior staff members, some receive no compensation of any kind; most are not paid at the level their professional competency deserves. This staff directs thirty-seven other full and part-time workers, almost all of whom are not paid. This entire staff is served by one secretary and one part-time bookkeeper.

A comparable situation in any other museum would be difficult to discover, despite the fine tradition of volunteerism in America's cultural institutions. It is unlikely, however, that the museum can continue to operate efficiently in this manner, for, despite a high degree of devotion and enthusiasm, many are forced ultimately to leave for paying jobs. This creates a high level of turnover in the support staff that, in turn, demands more training of new volunteers and lessens the effective output of the organization. Thus, although the museum has been able to move swiftly because of the large amount of contributed time, it has now reached the apogee of that development and must quickly move to a more adequately-paid staff.

While gaining valuable experience in the art of fund raising, the staff raised significant amounts of money. In its very first year, for example, the museum raised $232,000, a ten-fold increase over the previous year's budget of the founding committee. The private sector, to which Congress has assigned a principal role in providing program support, continued to respond positively to the museum's requests in the following year, contributing over $300,000. Thus, during this initial period, the museum's record of raising cash funds and contributed time showed a total of almost $400,000 in 1981; and a total of $682,000 last year.

Such amounts could not have begun to have been realized by the museum, had it not been for the intensive campaign waged by its mostly unpaid workers to gain support from the private sector. In particular, the museum turned for help to its most identifiable constituency--the building industry--which Congress had clearly intended become a principal supporter of the museum.

The building trade unions have been especially supportive of the museum. The museum has been given funds by the national headquarters of most of the construction unions. Even more significantly, it has received contributions from local unions in all parts of America, from the ornamental ironworkers of El Paso, Texas to the electrical workers in Beaver, Pennsylvania.

Other parts of the building industry have yet to reach the level of giving of the building trade unions. But this reflects several conditions that affect this support: (1) the poor economic state of the industry; (2) the length of time that is necessary to reach this vast industry.

The museum's experience, however, has given it confidence that in the long run, such support will be forthcoming. The building industry will play the role set for it in the legislation, as it begins to understand that Congress intended the museum to be a beneficial and effective force in the building world, and as it begins to have pride in the national showcase for the building arts that the museum will ultimately become.

From the experience gained during these first two years, both in mounting programs and in raising funds, the museum can report back to this committee that its foresight in creating this museum has been borne out. Both by contributing funds and by contributing time, a part of the American public has made this institution come alive. In this brief period, the museum has had ample evidence that the American people are keenly interested in knowing more about its nation's past and present building accomplishments. It wants to have its voice heard when decisions are made about the future of our country's built environment. And, most significantly, it is already looking to the museum as the institution to satisfy these needs. As the museum has heard frequently over the past two years, "It is hard to believe that our country never had an institution like the NBM long ago."

In addition to these activities involving the public, the museum also has developed during these past two and one-half years a ten-year master plan whose goals and scope were adopted by the Board of Directors only last week. This plan envisages a program for the first four years that will require the Board to raise thirteen million dollars during that period. Concurrent with the adoption of this plan the Board also heard a preliminary report from the professional fund-raising consultant it had hired to analyze the fund raising potential for the museum in the private sector that raising money at this level was feasible.

The adoption of the master plan comes then as a final step in the museum's earliest stage of development. Once again the museum is about to take a giant leap forward in the scale and scope of its programs so it can begin to achieve the high ideals set before this national institution by your legislative action.

Although this is not the proper forum for a full report on the contents of the museum's master plan, I do want to call to this Committee's attention some of the activities the museum is undertaking that should be of particular interest to it.

In its role as the country's principal institution concerned with the built environment, the museum will assume the major responsibility for preserving the architectural records documenting the history of our country's federal buildings. In doing so NBM will undertake the following projects:

I. National Inventory of Federal Building Documents

Although a significant number of visual and textual documents related to federal buildings are found in RG-121 of the National Archives, there has escaped from the official care of the central government an equally large number of such documents, ranging from the first designs for the White House and Capitol to those submitted in the competition for the Jefferson Memorial. Therefore, a vital and immediate task for NBM to accomplish the compilation of a national census and photographic archive of such documents, that will make a central record of their existence and location. This information will provide for the future an accurate base for a history of the great building program our nation has undertaken since its inception.

II. Emergency Aid for the Conservation of Federal Building Documents

Preliminary surveys of this part of our country's historic heritage have revealed a significant number of Federal building documents to be in dire need of immediate preservation treatment. As a condition report by a conservator is part of the national inventory, NBM will know immediately when a document requires and deserves treatment.

III. Establishment of a Unified National Repository of Federal Building Documents

The survey of existing documents produced by the inventory should also lead to the re-acquisition of some documents no longer under federal control, both through legal means, where their disposal was clearly improper, and by purchase, where a clear federal title cannot be established. A corollary to this program would require drawing up new rules covering the retention of architectural drawings submitted in all federal competitions and the proper disposal of architectural records of federal building projects. An example of an area where no clear cut provisions now exist is the entire Foreign Buildings office of the State Department.

These projects will in turn be used by NBM as a base for exhibition and educational activities largely from creating material like:

A. The production of some of the finest drawings and photographs of our public buildings, to be displayed throughout the country in lobbies of federal buildings, post offices, libraries, schools, etc. A cooperative agreement with ICA and the Tourist section promotion is encouraged so that these posters could be displayed abroad.

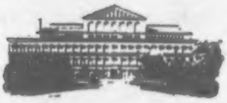
B. The publication of a facsimile of the beautifully-illustrated series, "Important Public Edifices Currently Under Construction in the United States", begun in 1854 by Ammi B. Young. This series is basic for the history of American public building; it exists today in only a few libraries and is almost always incomplete. Reissuing this work would quickly establish the prominence of America's architectural projects in the mid-nineteenth century and ensure that future histories give them their due. This publication also would earn much deserved respect for the Office of the Supervising Architect of the Treasury.

C. The most dramatic demonstration of the quality of our country's public buildings will result from the long-planned exhibition of the extraordinary architectural drawings that produced them. The major drawings--some as large as twelve feet wide--have never been seen in public and are known to only a very few researchers. The impact of this exhibition will be tremendous, particularly by staging it at several locations over a period of years. NBM intends to open the exhibit in New York City in 1984--the year that marks the 200th aniversary of the choice of that city as the capital of the new nation. In celebration of this anniversary, NBM will present, through these impressive drawings, the highlights of public building activity in the last 200 years.

At the end of the first four years of the master plan the museum will be at the point, both in terms of program and financial underpinning, where it can prepare to open its doors to a fully renovated building and take its place in the most impressive array of museums,galleries and libraries in the world. To do so the current schedule of renovation work must be altered and new priorities assigned and the museum asks this Committee's support to achieve that end. We have prepared a list of the work we believe can and should be accomplished, as well as a schedule for this work showing that it can be accomplished largely in fiscalyear 1984, and can be done in a manner that will allow the restoration of the Great Hall for the 1985 Inaugural without causing any duplication of money or effort in the subsequent stages of the building's renovation. Our estimates of the cost for these items is five and one-half million dollars and it is that amount that we request this Committee to add to the fiscal year 1984 budget so the work can go forward.

It is, in our opinion, an urgent need. For although the repair of the roof over the central hall is underway, there still are parts of the building that are being subjected to continued rain damage. Water enters a building not solely from above but through the walls as well, particularly ones that have been penetrated as long as those of the Pension Building. Therefore the cleaning and restoring of the fabric's surfaces must get underway immediately. There also is an urgent need to finish the roof repair by working on the perimeter roof. Only then can the walls beneath be treated and the building kept dry for its renovation. Finally, there are dangerous conditions in the building which threaten the well-being of its users and even the passers-by. Massive chunks of the cornice threaten to dislodge themselves and fall upon pedestrians on the unprotected North side. This condition can and should be corrected in the next year. Also, the current inadequate fire door should be replaced for occupant safety. Other items for immediate attention are detailed on the attached list of repair and renovation work submitted by the museum to the General Services Administration.

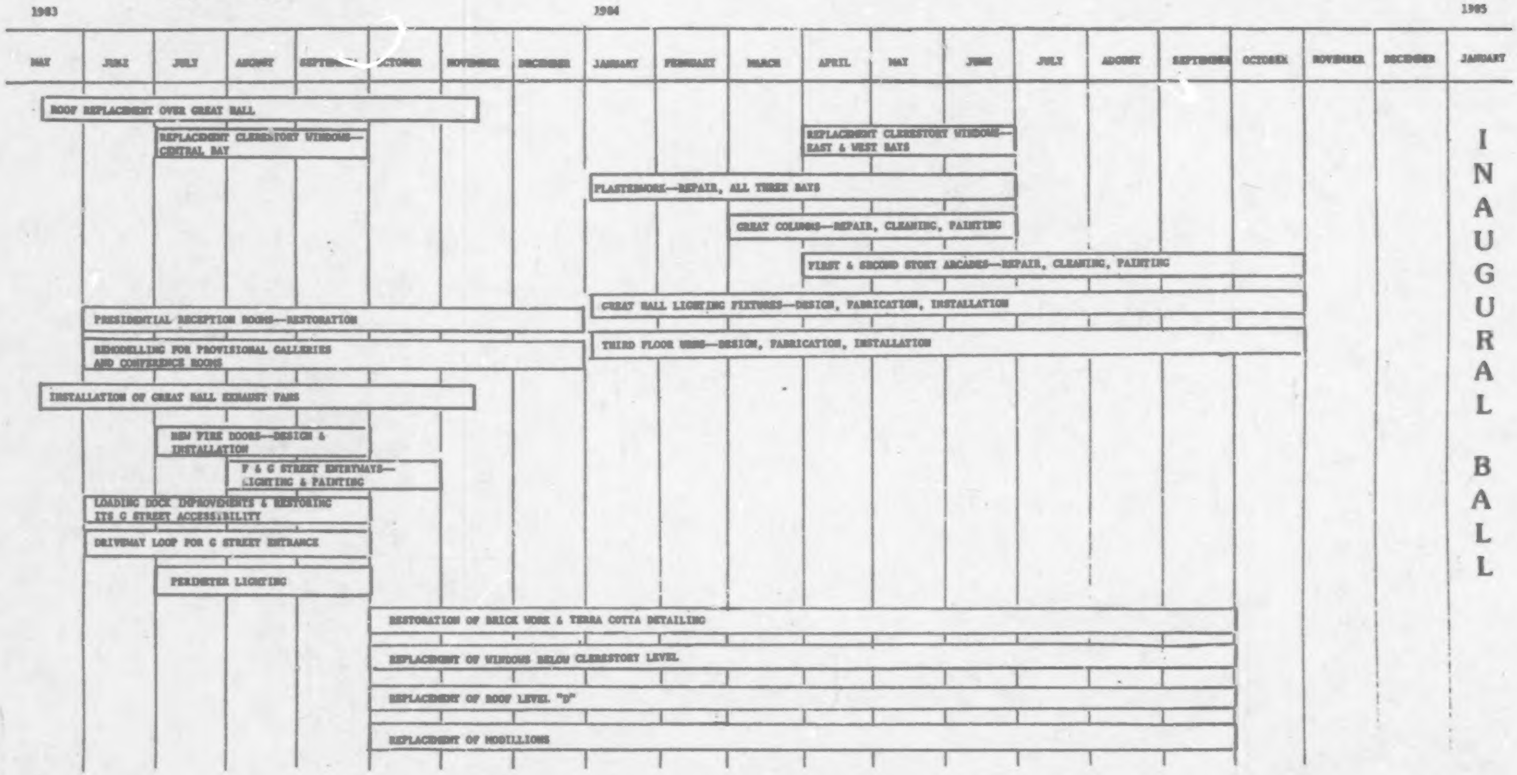
In conclusion, I would like to thank this committee for having made the National Building Museum possible. Your support in the past and, I trust in the future, already has raised the awareness and interest in the built environment on the part of citizens across the country to a new high. This in turn allows the museum to reach an ever increasing audience and to satisfy its needs. Our country can only be the better for our efforts and the museum is greatly honored to be able to act as your instrument in bringing this about.



Immediate Repair and Restoration Work to prepare the Pension Building for the 1985 Inaugural Ball and for its immediate use as the National Building Museum.

Item I.	Work to be undertaken immediately	
	A. Fire Safety Requirements	
	1. Enlarging present exits	$ 50,000
	2. Exhaust fans for the Great Hall	170,000
	B. Public Access	
	1. F and G Street entryways	20,000
	2. G Street entry drive	30,000
	3. Upgrading loading dock and restoring G Street access	50,000
	4. Perimeter lighting	36,000
	C. Interior Work	
	1. Restoration of Presidential reception rooms	160,000
	2. "Operation Beachhead"--Provisional gallery and conference rooms	300,000
Item II.	Work to begin concurrent with roof repair	
	A. Replacement of Clerestory Windows	485,000
	B. Repair of Plasterwork	325,000
Item III.	Work to prepare for 1985 Centennial Inaugural Ball	
	A. First and Second Story Colonnades	96,000
	B. Great Columns	64,000
	C. Courtyard Lighting	26,000
	D. Third Floor Urns	52,000
	E. Scaffolding	47,300
	F. Rigging Equipment	215,000
Item IV.	Restore to roof repair contract two elements that were part of the original scope of the work, but later removed:	
	1. Replacement of roof level D with lightweight concrete planks and reconstruction of fourth floor ceiling and lighting	1,600,000
	2. Replace, restore and reattach all modillions	400,000
Item V.	Exterior work to begin following completion of roof repair in late fall 1983	
	A. Restoration of Brick Work and Terra Cotta Detailing	600,000
	B. Replace all Windows below Clerestory Level	655,200

Schedule for Immediate Repair and Restoration Work to Prepare the Pension Building for the 1985 Centennial Inaugural Ball and its Immediate Use as the National Building Museum



PENDING PUBLIC BUILDING PROPOSALS

TUESDAY, JUNE 7, 1983

U.S. SENATE,
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS,
Washington, D.C.

The committee met, pursuant to notice, at 10:10 a.m., in room SD-406, Dirksen Senate Office Building, Senator Robert T. Stafford (chairman of the committee) presiding.

Present: Senators Stafford, Chafee, Simpson, and Randolph.

OPENING STATEMENT OF HON. ROBERT T. STAFFORD, U.S. SENATOR FROM THE STATE OF VERMONT

Senator STAFFORD. The Committee on Environment and Public Works will please come to order.

The members of the committee appear to be scattered to the four winds this morning. Senator Moynihan, I understand, is ill.

We want to welcome the Administrator of GSA, Gerald Carmen, and the Commissioner of the Public Buildings Service, Richard Haase, here this morning.

Our hearing today will focus on S. 452, the Public Buildings Act of 1983, which was introduced earlier this year by myself, Senator Moynihan, Senator Simpson, and Senator Randolph.

S. 452 is essentially the same as the public buildings reform bills reported by the committee and passed by overwhelming votes of the Senate in the 96th and 97th Congresses. Our chief initiative of the bill is an overhaul of congressional authorization procedures. In brief, S. 452 replaces piecemeal, ad hoc committee approvals of individual building projects with a systematic annual authorization process that improves oversight and brings the public buildings program into conformity with regular congressional authorization and budgetary procedures.

Today the committee will also consider specific project authorizations for fiscal year 1984 for the Public Buildings Service. On May 15, the committee reported an original bill, S. 1287, to authorize appropriations for the Public Buildings Service of GSA. While the bill includes $354 million for construction, acquisition, renovations, repairs, and alterations, it does not specify the projects on which that sum is to be expended. In order to place a complete authorization bill before the Senate, the committee will need to report an amendment to S. 1287 listing the major projects recommended for appropriations.

We are glad, as I said earlier, to have the Honorable Gerald Carmen, Administrator of General Services, and Richard Haase, the Commissioner of the Public Buildings Service of GSA before us today. If my recollection is correct, this is only the second time that Administrator Carmen has appeared before this committee since assuming his present position. It marks only the third time, I believe, that Commissioner Haase has been asked to testify.

We welcome you both this morning.

At this point in the record, the Chair is going to enter into the record the statement of Senator Moynihan of New York, who, as I said earlier, we understand is ill.

[The statement referred to follows:]

STATEMENT OF SENATOR DANIEL PATRICK MOYNIHAN AT A HEARING ON FY 1984 PUBLIC BUILDINGS AUTHORIZATIONS AND ON S. 452, THE PUBLIC BUILDINGS ACT OF 1983

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

June 7, 1983

Well, Mr. Chairman, once more into the breach as again we prepare to report to the Senate our public buildings reorganization bill. Once again, I am certain, the Senate will pass it nearly unanimously. And I think we have some reason to believe that this time the House will respond to our effort.

In my opinion, this legislation is more needed than ever. I am distressed over the failure of the General Services Administration to provide us with a complete public buildings management plan for fiscal year 1984 and the succeeding four years. In 1981 and 1982, we received professional-looking plans shortly after the Congress convened. This year we received nothing until April 12, and then only after the Chairman and ranking member sent a strongly worded letter. And what we received was not a plan. It was nothing but a list of projects, with no explanation of their relative urgency or any other justification.

S. 452 would require that an annual and five-year plan be submitted to the Congress no later than fifteen days after Congress convenes each year. It would also require the GSA to submit a detailed annual report on its activities by February 1 of each year. I trust that a statutory mandate would bring us results, but I am not sure. On December 16, 1982, the Senate passed Senate Resolution 498, which I introduced. It prohibits the GSA from selling off the historic U.S. Custom House at Bowling Green in lower Manhattan and it ordered the GSA to submit a progress report every thirty days on renovation of the Custom House. Although I have had one most pleasant meeting with the Public Buildings Commissioner about the project, the Committee has not received a single progress report.

A look at the proposed FY 1984 budget provides other urgent reasons for enacting S. 452. Once again, we see the budget for leasing scheduled for a significant increase, from $806 million in 1983 to $880 million. What makes this increase even more dramatic is that it comes in a year when the total amount of space leased is expected to decline by nearly a million square feet. Admirable as that decrease is--and the GSA is to be commended for it--the fact that it is accompanied by an increase in expenditures points up the problem of locking ourselves into leased office space arrangements.

At the same time, we see that funding for significant construction, purchase, and major repairs is like the ever-receding horizon: it is always just ahead, but we never reach it. Let me give you an example. Here are the figures for fiscal year 1984 construction and major repairs and alterations as proposed by the current management of GSA first in June, 1981, then in February, 1982, and finally in April of this year. In less than two years, proposed budgets have declined nearly 90% in each of the two categories:

	Jun 81 Projects/Dollars	Feb 82 Projects/Dollars	Apr 83 Projects/Dollars
FY 84 major construction:	22/$1.1 billion	14/$315.7 million	6/$132.5 million
FY 84 major repair & alteration:	47/$202 million	33/$176.7 million	11/$21.8 million

At least eleven major construction projects that the February 1982 plan proposed for later in the decade have disappeared completely from the long-range projects list submitted on April 12. Others have been deferred. GSA claims to have unilaterally "cancelled" two major projects previously approved by this Committee and by the House Public Works Committee.

At least some of the decline is accounted for by the decline in revenues available to the GSA for the public buildings program. The Federal Buildings Fund, launched in 1972 with great optimism for bringing business-like discipline to the public buildings program, has been a failure. Each time it verges on accumulating the funds necessary to build up and maintain an adequate public building inventory, its revenues are confiscated, either by the Office of Management and Budget, the Congress, or by both working in concert.

The theory of the fund is that Federal agencies will make annual rent payments to the GSA equivalent to prevailing commercial rental rates. Last year, GSA began to impose long-overdue rent increases to reflect conditions in the private rental market. But Federal agencies, faced with stringent budgets, balked at the increases and persuaded the appropriations committees to impose a form of rent control on GSA. GSA's leasing charges were frozen at fiscal year 1982 levels, and the Federal Buildings Fund consequently lost $337 million in fiscal year 1983 revenues.

We held a hearing on the Fund in the fall of 1979 and have raised it as an issue every year since. The GSA has not been able to produce a legislative or administrative solution to this problem. It is time we either abolish or restructure the Fund. I will propose legislation restricting the Fund's coverage to building repair and leasing operations. Congress would directly authorize and appropriate the construction, major renovation, and administration budgets for the Public Buildings Service.

I shall review the record of this hearing carefully. It may be that some of the public buildings problems we see are endemic to the situation of this program in the General Services Administration. Last fall I was asked after my re-election what legislative initiatives I intended to pursue. I listed reorganization of the public buildings program, among other of my priorities. And I added that if we found we could not reorganize this program satisfactorily within the GSA, I would propose transferring the program to the Corps of Engineers. I believe the next few months will tell the tale.

Senator **Stafford**. I think that Senator Randolph would forgive us if we went ahead without waiting for him to get here.

Mr. Carmen, we would be very pleased to hear your statement at this point.

STATEMENT OF HON. GERALD P. CARMEN, ADMINISTRATOR, GENERAL SERVICES ADMINISTRATION

Mr. **Carmen**. Mr. Chairman, members of the committee, it is a pleasure to appear before you this morning to support the efforts of this committee to reform the public building practices of the Federal Government and to establish a long overdue comprehensive policy to meet the public building needs of our Government.

I am accompanied by the Commissioner of the Public Buildings Service, Richard Haase.

With your permission, I would like to submit my prepared statement for the record.

Senator **Stafford**. We will do it without objection, and I see nobody here to object. We will place it in the record.

Mr. **Carmen**. I would like to add, Mr. Chairman, that I will have completed 2 years at this job on May 26, and that is something of a modern record, I think, for the head of GSA. It has been a great experience and a great pleasure. I am as enthusiastic now as I was when I started 2 years ago and came before this committee.

I am especially appreciative of the help we have had from your staff: Bailey Guard, Steve Swain, Sheldon Kravitz, John Yago, and Bob Peck. There has never been a moment, I think, in the 2 years that we have not had the feeling at GSA that we are both on the same track. We may have had some small differences. However, in my experience here—and GSA covers a great deal of territory throughout the Government—working with this staff and this committee has been a real pleasure. I am very appreciative of that.

Senator **Stafford**. Thank you very much, Mr. Carmen.

Most of the staff members which you mentioned are here this morning. We think they are an excellent staff.

I might say it is nice to have the same Administrator with us for 2 years, too, and still enthusiastic. Here on this committee we have seen a procession of frustrated Administrators leave.

Mr. **Carmen**. I would not want that to be taken that I mean that I want to stay forever, but I am enjoying it.

I want to address Senate bill 452. I am sure that Commissioner Haase will speak later on it in greater detail.

It is my personal feeling that the Public Buildings Service or the public buildings asset management is impossible with the conditions under which we now operate. Trying to bring some order out of a system as chaotic as what we now have is impossible. It leads to a general dissatisfaction by the Senate on the work that GSA is doing. We at GSA are certainly unhappy the way we have to proceed. I think the taxpayers do not get the benefit of a well-run agency.

We support S. 452. We have some reservations and some amendments which we would like to see. However, generally unless we get the passage of some such bill, we cannot really expect any better system than what we have now.

We would like to see—and, again, I am speaking personally—we do have some charts. Maybe Bob would put up the charts. We have been interested in the work that people think we do as opposed to the work we really do.

This particular chart shows what we understand to be this committee's involvement in the public works area. This shows that GSA is really a relatively small portion of that chart. It goes from $2 billion, which is our particular area, to $23 billion-plus that we feel is the total committee's responsibility.

Any study of that chart shows how interrelated the public works areas are. This is only in the public works area, not the environment area.

Why don't you put the other chart up?

When we talk about asset management, this chart shows you that the small blue one on the left there is GSA, and the green one is the rest of the Public Works Committee. The blue one on the right shows you what goes on in the rest of the Government, and that is broken at the top because we do not know really where that goes.

If we really are going to manage the assets of this Government, particularly the buildings, which is our area, it is really extensive and involved. We have just started to take a look at where we think we should be going.

I really want to make a point that GSA cannot operate effectively in a vacuum. Therefore, someday we would like to see this committee address the entire asset management of the public works area.

The other thing that I would like to make a point about is this: When we talk about public buildings, we at GSA control something in the neighborhood of 246 million square feet of space. The total Government's space area, office buildings and special buildings, is in the area of 2.8 billion square feet. We are actually in control of only 8 percent of the office space and buildings of this Federal Government. We control approximately 24 percent of the office space in this country.

Therefore, even in this area, while GSA is often addressed as the janitor or the housekeeper or the landlord of the Federal Government, it is none of those things.

If you really want to properly manage space and assets of the Federal Government, you are going to have to address the total picture. We think we have moved out slightly in that area. We think our space reduction plan of 135 square feet, coupled with our look at the rest of the Federal Government, will lead us in that direction. However, after the passage of S. 452, we would like to see an ongoing study of the total buildings and space within the Federal Government, leading to a really hard look at what the Federal Government owns and how it manages it.

Last, on this question of SLUC or rent—and I have asked our Commissioner never to use the word "SLUC" if he does not put "rent" in brackets following it because I think that is a term that only a few people understand—this question of SLUC or rent is a plan we developed some years ago. Personally, I think it is an excellent plan.

We are accused of not being able to manage it effectively, but in truth it has never been given a chance to really run the way it was intended to run. I do not know whether the answer is something that we have not tried, such as a Crown Corporation, as they use in England or in Canada, where you take the public buildings area perhaps out of the entire agency environment and make it a pseudo corporation that runs on a bottom line basis, which I believe is a rather futuristic thing and something we cannot do in the near term. However, somehow we have to convince the rest of the Government—the House and the Senate—that we have to get a fair value for the space which we have other agencies use.

Once we have convinced them of that and once they are willing to pay fair value, the income generated from that type of system would repair and replace the infrastructure of the public buildings.

However, it really is an awful lot like chasing your tail. We have agencies that tell us that we are not doing enough for them and at the same time going to Congress to cut back on the rent and the so-called SLUC.

This problem is probably the No. 1 problem facing the public buildings area. Without sufficient income generated from the system that you people have established, we cannot do the kind of work we are supposed to do.

Shifting that income from an appropriation process will accomplish nothing because paying full value for space occupied should be the driver to reduce space or at least maximize its utilization. Appropriation will do nothing for that kind of a process.

Again, it is my opinion that the idea of charging those who use the space the fair rental rate is a good system. The fact that every year it goes through a process which distorts it is not GSA's fault. I think that Congress has to address itself to whether they really want to run that the way they say they want it to run.

Thank you, Mr. Chairman.

Senator **Stafford**. Thank you very much, Mr. Carmen.

Those are very penetrating observations.

Senator Randolph, I delivered my opening statement and I reserved space immediately following it for your statement. However, if you like, you may do it at this time.

OPENING STATEMENT OF HON. JENNINGS RANDOLPH, U.S. SENATOR FROM THE STATE OF WEST VIRGINIA

Senator **Randolph**. Thank you very much, Mr. Chairman.

I tend to always be with you and others at the hearings on time. However, I made too long a speech at a breakfast meeting which had to do with the steel industry, which is not only on its knees but on its back through the lethal practices of our trading laws, it caused me to be somewhat late.

Senator **Stafford**. We certainly understand.

Senator **Randolph**. I am gratified to join with you and other members of the committee as we, hopefully, take another step in the effort which has occupied our time and energy, in part at least, for 4 years, since 1979 when members of our committee worked on legislation to restructure the public buildings program of the General Services Administration. I am going to be very objective, and I have tried to be during all of these years, in checking into these matters.

However, I think that we have yet to provide the sound legislative and financial basis for public buildings activities and to provide the assurance that the structures paid for by the American tax dollars are the best designed and best built facilities we can obtain. That is not a critic's statement; that is only a belief that I have which has been expressed by many of us on this committee, including Senator Moynihan, who is unable to be present today. It is said not as an explosive statement. It is not meant to be that, but only that we have been working on these problems.

On two previous occasions—in 1980, as you remember, and in 1981—the Senate did pass a reform bill, and these were passed by wide margins, but we never could have concurrence in the House of Representatives. I am not critical of what the House did or did not do, but you have to have two bodies pass it and then the legislation goes to the White House before any action can be taken.

However, I think the members of this committee are determined to follow through on the subject matter, as we should.

I commend you, Mr. Chairman, for having the issue before us again this morning.

I believe that the 98th Congress will be able, I hope, in the long overdue restructuring of the public buildings program, to write into law certain legislation. We will also review certain projects during these hearings for possible inclusion in the public buildings authorization bill for fiscal year 1984.

I do have some regrets that GSA, for whatever reasons, has been unable to provide us, the committee—and if I am wrong, please correct me—with a program plan in a timely fashion. Have you discussed that matter today with the witnesses?

Senator **Stafford**. We have not yet.

Senator **Randolph**. Now we are ready to develop the legislation that would authorize construction, purchase, and renovation projects for the coming year.

I am sorry that one of the leaders on our committee on this subject matter, Senator Moynihan, cannot be here this morning, but he will follow what we are doing very carefully. He certainly has been one of the most ardent advocates in the Congress and within this committee for quality public construction, and you have provided, Mr. Chairman, along with others, substantial leadership in efforts to rationalize the public buildings program.

I know that Senator Moynihan's thoughtful observation will be helpful to us on the committee and certainly to those who are present at the hearing, including those who testify.

The General Services Administrator, Mr. Carmen, and the Public Buildings Commissioner, Mr. Haase, are here, I understand.

Senator **Stafford**. Yes.

Senator **Randolph**. The testimony and comments that you have on this issue, especially as to our so-called reform bill as well as the buildings program itself for 1984, will be very, very helpful to this hearing, and will be productive.

Thank you, Mr. Chairman.

Senator **Stafford**. Thank you very much, Senator Randolph.

Senator Chafee, do you have any comments?

Senator **Chafee**. I do not have an opening statement, Mr. Chairman. I do have some questions for Mr. Carmen at the appropriate time.

Senator **Stafford**. The Chair would ask the Administrator, would you prefer that Mr. Haase deliver his statement and then we could question you both?

Mr. **Carmen**. Whatever is appropriate.

Mr. **Haase**. I have an opening statement, but I would be glad to submit it for the record.

Senator **Stafford**. All right.

Senator **Chafee**. Mr. Chairman, I do not know how long his statement is, but it would be helpful to me if he could at least summarize it.

Senator **Stafford**. The Chair agrees with that.

Mr. **Haase**. It is not a long statement.

Senator **Stafford**. Why don't you go through it for the record, then?

STATEMENT OF RICHARD O. HAASE, COMMISSIONER, PUBLIC BUILDINGS SERVICE, GENERAL SERVICES ADMINISTRATION

Mr. **Haase**. Mr. Chairman and members of the committee, I am pleased to appear before this committee to discuss the programs of the Public Buildings Service. In the past 2 years significant improvements have been realized by the Public Buildings Service in our delivery of space and services to our client agencies. Let me briefly reiterate the accomplishments which Mr. Carmen spoke to earlier today.

The time required to fill lease action requests has been reduced from an average of 366 days to 200 days. The number of holdover leases has been cut in half, as has the time needed to procure an architect-engineer contract. A review of our regional buildings management program has identified and implemented approximately $1.5 million in cost savings/cost avoidance resulting from minor operational changes. Our work with public utility rate cases has resulted in $31.9 million in cost avoidance since the start of fiscal year 1982. These improvements reflect the new, more businesslike direction which Mr. Carmen has brought to this agency.

This direction will result in further improvements and cost savings for the future. The revised Federal property management regulation on space utilization improvement directs GSA's client agencies to improve their office space utilization rates by 10 percent or to 135 square feet per person by the end of fiscal year 1984.

In addition, Executive Order 12411, "Government Work Space Management Reforms," signed by the President on March 29, 1983, directs all Federal agencies to insure that their office space is held to the minimum necessary to accomplish their agency's tasks. It is expected that their reduction will be reflected in our leased space inventory during fiscal year 1985, and by the close of fiscal year 1985 we expect to reduce our leased space inventory to approximately 76 million square feet. That is a reduction of about 15 million from today.

The majority of the space decline will come from leased space as PBS implements an aggressive program to backfill vacant Government-owned space and cancel or buy out vacant leased space. As a result, PBS projects an increase in the percent of our client population housed in Government-owned space to 70 percent by fiscal year 1989, with our long-range goal being 80 percent. This will be accomplished by an aggressive program of opportunity buys of existing privately owned buildings, improvements in the utilization rates for Federal workers, and a construction program to build Federal office buildings. In addition to backfilling Government-owned space, PBS has instituted an ambitious program to dispose of excess Government-owned space and to outlease the remaining vacant space. PBS is committed to outleasing 80 percent of available vacant space each year.

Finally, PBS has implemented procedures——

Senator **Chafee**. Would you hold it for 1 minute? Let me see if I understand this. What is a holdover lease?

Mr. **Haase**. A holdover lease is one that, for various reasons, we have not been able to negotiate. Either the landlord is unwilling to enter into negotiations with us and the time has expired on the lease or a lease may require prospectus approval by the House side and we have not gotten that prospectus approval and the lease has run out.

Senator **Chafee**. However, you are still in the——

Mr. **Haase**. We are still in.

Senator **Chafee**. To outlease remaining vacant space means in a Government building where you are not occupying it all you would try to outlease it—in other words, sublease or lease the space?

Mr. **Haase**. That is right, Senator.

Senator **Chafee**. To whom, the private sector?

Mr. **Haase**. To the private sector. It includes both Government-owned and leased space.

The plan is, as the governmental space compresses and as the leased space compresses, to backfill into the vacant Government-owned space and either try to buy out, cancel, or terminate in some way—and, as a last resort, to outlease—the vacant leased space that the Government has in its inventory.

Senator **Chafee**. If you outlease space in Government buildings, to private parties, doesn't that raise all kinds of problems about realty taxes that the private parties are avoiding by being in your building or your building avoiding paying local real estate taxes but yet being occupied to some extent by the private sector?

Mr. **Carmen**. We should not get off on a misassumption. Our drive is to consolidate into Government-owned space and outlease the leased space.

Senator **Chafee**. Oh. I see.

Mr. **Carmen**. At some point there may be Government-owned space and we haven't anything else to do with it, and we may have to go that way. However, our emphasis is really to get out of the leased space and into the Government-owned space. It should be relatively rare. It will happen occasionally, but it should not be the big part of the program.

Also, in dealing with that same question, we do have the mixed use program in which the first and second floors, the access floors, are outleased, and you have the same tax problem with those areas. This is not unique to Government.

Senator Chafee. OK. Fine. Thank you.

Thank you, Mr. Chairman.

Mr. Haase. Finally, PBS has implemented procedures to improve the planning and development of prospectus projects. The agency space plans which our client agencies are preparing will provide us with a more precise picture of future client agency space needs. PBS will use these plans and take the role of enforcer of the space standards for agencies. PBS has instituted new procedures to analyze projects proposed to fill these space needs, emphasizing strict economic analysis and private sector capital budgeting techniques. These improvements will allow PBS to better define its space needs and to evaluate how to fill those needs most efficiently and economically. As a whole, these improvements are part of PPS's commitment to making PBS a leader in the field of developing general purpose office space over the next several years.

Fiscal year 1984 will be our 10th year of operation under the Federal buildings fund which finances the space and related services which we furnish to enable other Federal agencies to carry out their operational functions. Amendments to the Public Buildings Act, Public Law 92-313, signed June 16, 1972, established the Federal buildings fund. The law authorizes and directs the Administrator of General Services to assess a user charge to Federal agencies occupying GSA-controlled buildings for space and associated services.

The charges, called standard level user charges, SLUC, are to approximate commercial charges for comparable space and services found in the private sector and are based on fair annual rental appraisals prepared by independent contract appraisers. The income derived from the SLUC or rent is deposited in the Federal buildings fund and provides the source of funding for all direct Public Buildings Service programs, including the operation, maintenance, protection, and repair of GSA-operated buildings; rental payments for leased buildings; purchase contract payments; and the acquisition or construction of new buildings.

In addition, PBS provides special services above standard levels of service to agencies on a reimbursable basis. PBS has found that trying to deal with 13 appropriations subcommittees, each setting different SLUC or rent rates for their agencies, adversely affects the capability of PBS to plan for future construction and repairs and alterations programs. Our approach has always been to fully fund our PBS program, and without full funding the programs are adversely impacted.

For fiscal year 1984 we are requesting new obligational authority of $2,023,143,000, which is a net decrease of $67,738,000 from our fiscal year 1983 program level. It will finance the following Federal buildings fund activities: That is a breakdown of the budget requested.

Would you like me to continue with the breakdown, Senator?

Senator Stafford. I think it would be helpful.

Mr. Haase. There is $132.5 million for construction and acquisition of facilities; $74.7 million for the repairs and alterations program; $145.5 million for purchase contracts payments, which will provide for the payment of principal, interest, and taxes on the 73 Federal buildings built under the purchase contract method of financing; $880.5 million in new authority for rental of space to provide for the 90.1 million square feet of leased space in the GSA inventory in 1984; $686.5 million in new authority for the operation, maintenance, utility payments, and protection of buildings in the GSA inventory; $103.5 million for the overall management and administration of the Public Buildings Service programs.

The new construction, the $132.5 million, is broken down as follows: $599,000 for the demolition of two warehouses in Los Angeles behind the Federal building in downtown Los Angeles; $67,475,000 for a new Federal building in Portland, Oreg.; $14,990,000 for construction of a Federal building to house offices of Federal agencies currently located in lease space in Knoxville, Tenn.; an extension to the Waltham, Mass., and Seattle, Wash., Federal Archives and Records Centers, amounting to $5,146,000; acquisition of U.S. Postal Service properties, amounting to $23,300,000, allocated for the acquisition of the Pittsburgh, Pa., post office; $1 million allocated to construction projects less than $500,000; and to our opportunity to purchase program we have allocated $20 million.

Senator **STAFFORD**. We do not own the present post office building in Pennsylvania?

Mr. **HAASE**. In Pittsburgh, no, sir. We are in the negotiation stages at the present time. We have presence in there, as you know, of several courthouses. It is one of these situations that exists throughout the country. We just purchased the one in Atlanta, Senator.

Senator **CHAFEE**. Let me ask you a question.

Is this the appropriate time, Mr. Chairman?

Senator **STAFFORD**. Why don't we wait until he finishes his statement?

Mr. **HAASE**. The repairs and alterations program amounts to about $74.7 million, which is impacted as a result of the $125 million jobs bill money which was accelerated for 1983 from the 1984 money. Actually, this is something we are not doing in 1984. We have just pulled the project from 1984 into 1983, and that is why you see the $74.7 million in the repairs and alterations section.

That about concludes the balance of the statement, Senator. I would be glad to answer any questions that you might have regarding any specific parts of the budget.

Senator **STAFFORD**. All right. Thank you very much.

One of your major initiatives has been to reduce the amount of space utilized to an average of 135 square feet per employee. How well is this initiative proceeding? Can you reach that goal? What savings will it accrue to the Government?

Mr. **CARMEN**. We are in the early stages of that program. What we are sure of is that space is now starting to come down. As we look at the plans presently coming in, not all of them are coming down to 135 square feet, and they are not required to right away, but they are all coming down with something less than they originally requested. Therefore, the pressure of the new program is starting to show.

This 135 square feet is really starting to work now. We think it is starting to put pressures on agencies to reduce the amount of square feet. We know it works because we have done it at GSA. As a matter of fact, I think our square footage at GSA is now down to something less than 135 and still coming down.

We consider it a very important initiative because along with the reduction of square feet, of course, there is a reduction of associated things, such as heat, lighting, telephone, and everything else to go with it.

We look at this to really turn around the need of space. The size of the Federal Government is falling. We will have gone down around 75,000 people by 1984. Along with this other reduction, it should decrease somewhere around 12 percent in total space needs.

However, it is a slow process, and it is a process that creates an out of balance at first. What we are conscious of is that we will probably be looking at vacant space in small blocks until we get some consolidation into effect. We may be faced with publicity, for instance, that says we have reduced to 135, we have cut the size of the work force, and yet we have not relieved ourselves of the amount of space that we should have. However, our plans for the next 5 years show us to get down to less than what we are presently into.

I think you have the figures on that.

Mr. **Haase**. To show you how drastic that drop is, from approximately 90 million square feet now, at the end of 1985 we anticipate a 15-million-square-foot drop in space, which is quite significant.

Mr. **Carmen**. The total space this year will go down a million square feet, something from I think 91.5 million square feet to 800,000 square feet less. That is just this year.

When we first arrived at GSA, we were faced with a net increase of something over 4 million square feet of space. Therefore, the turnaround is roughly 5 million square feet of space since we arrived there.

I have noticed personally as I have reviewed buildings, and so forth, that there is an educational process to be carried on at the same time that we are reducing the square feet of space. We have gone into military establishments, for instance—the Navy, in particular—and we find them in a very minimal amount of space in a very neat and orderly way functioning very well. If we go into a civilian branch of Government, which has not been used to that kind of discipline, and we find the offices really do not look like they should. It is pretty hard to get 300 square feet of furniture into 135 square feet of space. There is an educational process that goes along with it.

However, from what we have viewed of the military and our own experience at GSA, it is a very workable plan. It is not a shoehorn plan at all, but it is a very livable plan for Federal employees.

Senator **Stafford**. Have you run into any roadblocks in attempting to reach this goal of 135 square feet?

Mr. **Carmen**. No, I don't think that we have run into roadblocks. As a matter of fact, through the Cabinet Council structure of which I am a member and the cooperation of other agency heads, generally speaking, I think that they have all gotten the message and they are all pretty enthusiastic about this program.

As you know better than I do, this is a big Government and a big bureaucracy. It moves slowly. It takes time for changes to take effect. However, I think they are moving on it pretty well. We will know better when all the agency plans come in. I think they are due in September. Is that correct?

Mr. **Haase**. All the agencies are due the end of August.

Mr. **Carmen**. By the end of August. We will know better then how we are doing. I know there is some resistance, but it is coming.

Senator **Stafford**. From what you are saying, I gather that no legislation is necessary to help you do this.

Mr. **Carmen**. I don't believe so. Maybe the Commissioner might.

When I took over GSA, one of the things I looked at was our regulations and our laws. They were not perfect. Some of them are badly needed, such as S. 452. However, the effort to change the regulations as drastically as we would like or to go and get drastic changes in the law is so time consuming that we made a decision that we would do the best job we could under the existing rules and laws that we had. Sometimes I think if we do not change the laws too rapidly, it helps the administrators a great deal.

Senator **Stafford**. Thank you.

In your testimony you say that you support the goal stated in S. 452 that within 10 years 80 percent of the Government-controlled space be Government owned. How close do you think you can come to this goal with your program of better space utilization?

Mr. **Carmen**. Part of that deals with the so-called missing 5-year plan. With all due respect to Senator Moynihan's statement and the conversations that we have had on it—but I think there, again, we seem to be on the same track—I made up my mind that I was not going to submit a plan that was no plan at all.

When I first started to testify, I found people asking me questions like, "Why haven't you built X building?" I would say, "I don't think we need it," or something like that. They would say, "Why was it on your 5-year plan?"

These plans were not really plans at all. They were sort of a tactical objective.

One of the things that we are trying to develop, and the Commissioner has been working on it almost daily, so we have not been negligent at all on that, is a plan or a strategy that will be consistent from year to year and will show that the executive branch, particularly the GSA, has a consistent, thoughtful program for the future.

It is pretty hard to have a consistent executive branch if you do not have a consistent board of directors. The Congress is like our board of directors. Unless we have a logical and consistent funding plan, unless we have a law such as S. 452 that gives us some logic for what we are trying to do, then I do not think it makes much sense to call up a 5-year plan based on all the inconsistencies.

Therefore, we are hopeful that in terms of the space, in terms of getting the employees into 80 percent Federal property, that together with the plan that we are developing, hopefully with S. 452 and some other modifications, that we can give you a real plan that will get from A to B.

Every indication that we have right now—with the direction that we are going, with a denser use of Federal buildings, with a cutback in Federal employees, with possible opportunity buys if we get that kind of authorization, with perhaps sometime in the future the possibility of using the revenues produced by a proper SLUC formula—is that we can do all these things and get back to having buildings instead of rent receipts.

Senator **Stafford**. In any of these areas which you have discussed are there any problems with the Federal Buildings Fund and income to it? Do you see the necessity for any legislative activity on the part of Congress?

Mr. **Carmen**. The only thing that comes to my mind is if we could just get the 100 percent of funding—when I say 100 percent of funding, I mean 100 percent of the rental income that we are entitled to—we think we can manage things.

We have done some interesting things. The Commission has brought down the square-foot cleaning costs this year on an annualized basis from $3 to $2.70 a foot. We have watched our other costs. We think we are getting our cost containment under control.

However, without a budget process, to keep operating on a reconciliation basis without a true budget process, without knowing from one year to the next what your cash flow is going to be, it makes it very hard to get where you want to get to.

I do not know that we need more legislation.

Dick, did you have a comment?

Mr. **Haase**. I would support the Administrator's position on that and just add something to that.

If you envision the Federal buildings fund as a pie, and with the money that comes into it we have certain contractual arrangements, payments, that we have to make, the last thing that has to be taken care of in this fund is the building program and the repairs and alterations program. If we are restrained by freezing the rental payments from one year to the next, we impact this fund to the tune of hundreds of millions of dollars and essentially wipe out the repairs and alterations and the buildings programs.

It is an unworkable situation as it exists.

Mr. **Carmen**. It is incredible that the same agencies that come to this Congress and ask for reductions in SLUC, those same agencies are testifying that GSA cannot keep up with the repairs on the Federal buildings. It is a little like chasing your tail. Either the agencies should be willing to suffer in rundown buildings that perhaps would be unsafe, that are not heated or lighted properly, or they can be willing to pay the fair value of the space that they are occupying.

We cannot be stronger on that because to us it does not make a heck of a lot of sense.

We also feel, Mr. Chairman, that the budget system is such that when agencies are given the consideration that they ask for on their rent, there is no equal fallout on the budget side.

We know from personal experience at GSA, when we received the SLUC consideration or freeze last year, I guess it was, fiscal year 1983, we had money left over that would have been spent for rent to do other things with. Therefore, the budget process does not squeeze down the other end as it should or could. I guess it is one subject that we are very interested in here.

We are not asking for any special amount. Whatever that figure is, we just think it ought to be consistent and logical.

Senator **Stafford**. Thank you very much.

Senator Randolph.

Senator **Randolph**. Thank you, Mr. Chairman.

We have had newspaper reports that the General Services Administration Regional Administrator in Boston has resigned because of a dispute over a planned new Federal building in that city. According to reports—and I am not sure of the validity of the reports—he is said to believe the new building is not necessary. Would you, as the policymakers for GSA, wish to comment on this development?

Mr. **Carmen**. I would only say that it is the people with the courage of their convictions that our society depends upon. The Regional Administrator up there in Boston was firm. You are correct, the newspaper carried the coverage of that event.

We are presently looking at that. I will personally make that decision within the next 30 days.

I think a little background might be appropriate for this committee with regard to part of the process that we go through.

The paperwork that we have reviewed goes back to 1966, I think, if I remember correctly. Congress acted on it in 1978 after lengthy discussion. It was passed in 1978. It was signed by the President of the United States and became the law of this land.

One of the decisions I had to make early on as Administrator was that whatever was the law of this land we were going to carry out, and if we thought there was anything wrong with what was being done, we would go for changes, and so forth, but we were not going to deviate.

That was passed by the Congress. It was signed by the President. It was started. There is considerable expense already spent on that building. Plus, there is a community consideration that has gone into it in a project that is in excess of $400 million in the Boston area.

I think it is fair to say that if that project were coming to our desk at this time and if you were to ask for us to comment on it, we would probably not be recommending that building in Boston at this time in the history of the thing.

However, my own viewpoint, and I am still looking at it, is that, looking at the history of it, looking at where it is today in the cycle of building a building, looking at the fact that we have a bid which is below the prospectus amount, I believe, and that the community has spent a considerable amount of money and is giving us a free piece of land on which to build—all those considerations——

Senator **Randolph**. You say it is free?

Mr. **Carmen**. I think the city is donating the land. Is that correct?

Mr. **Haase**. Yes.

Mr. **Carmen**. Looking into all those considerations on the plus side and then looking at our 135 square feet space reduction which reduces the amount of space that you need, and that was not part of the program in 1978, looking at the contraction of Government which was not part of the way Government was moving back in 1978, looking at that side of the history and trying to weigh the past, so to speak, on what you are going to do at present, that becomes a consideration that is certainly not a political consideration. It is a consideration on whether you are going to act in the best interest of the people you are supposed to serve.

I might make just a side comment, because I think this is an important issue, especially because I come from that area, that I think from a political viewpoint that nobody is more cognizant on politics than I have been, but I think that is something that should keep for elections. When you take over positions in which you serve the administration and the people of this country, between elections you put that aside. I am rather proud that this agency has dealt with the problems which confronted it in what I think is a nonpartisan basis.

I guess what I am saying to you, Senator, and to the rest of the committee, is that judgment is going to be made on the best interest of the American people and nothing else.

Senator RANDOLPH. I think that is certainly a commendable approach that you are making to it.

I am bringing it into the hearing process today because there had been an action by the Congress, as you have indicated, for approval of such a project. I am not attempting to be critical of the regional administrator, although it seems, even with a cursory look that was made by me, that there must be some difficulty within GSA itself that might permit that to be done. I am not talking about chain of command. I am not doing that.

However, here is an action of the Congress which has been taken, and moneys have been spent; is that not correct?

Mr. CARMEN. That is correct.

Senator RANDOLPH. As you have indicated, the city or political subdivision gave land free of cost to the Federal Government. Is that right?

Mr. CARMEN. That is correct.

Senator RANDOLPH. For construction of——

Mr. CARMEN. They have not given the land yet; they will.

That is part of the problem, by the way, Senator. The city itself, because of difficulties in getting the site ready, has not been as timely as it could have been. That is not to shift the blame on the city. It is just that at this stage right now the site is not properly cleared for us to take. It does have some problems.

Senator RANDOLPH. Mr. Chairman and members of the committee, I do feel that although we are not offering to move into areas of local projects on an investigative basis, but the Congress having acted on the approval of such a project, and steps have been taken over a period of how long?

Mr. CARMEN. Congressional action was in 1978.

Senator RANDOLPH. Five years ago. Since, as far as I know, the matter has never surfaced in this committee at hearings with GSA personnel who come to talk with us—at least I am not conscious that the Appropriations Committee has perhaps had this matter under consideration, and I do not know the reasons—was it just published in the newspaper or how was the regional——

Mr. CARMEN. The Regional Administrator has resigned over this question. He feels very strongly that the building is not needed at this time and that the money should not be spent.

One of the successes of GSA, I think, over the past 2 years has been that we have a feisty crew up there. As Regional Administrator, they do a good job. I welcome that. I like it. He feels very strongly about that.

What I am saying here is from the time that this plan was put together and was moved forward conditions have changed, and we must be aware of that. I think that is the major point which he makes.

We are looking at those changes in conditions. The agency does have the opportunity and does have the right to go back to the Congress and say that we do not think it should be built. I think we have 90 days or 120 days for some kind of action by the Congress to tell us whether or not to go forward with it.

That is premature at this stage because, frankly, we have been moving forward on the plan. The Regional Administrator's resignation has not stopped that forward movement. I think it was a statement of protest, and I respect him for that.

However, we all have hard decisions we have to make, and the world is not made up of black and white decisions. What we are now doing is weighing the change that has taken place over the great number of years that this planning process went through, the expansive community involvement that also is involved, and we will also be looking at how good our management can be in order to use that 135 square feet to—if I remember correctly, there are 7,000 or 8,000 people in the Boston area that are in leased space. Does that sound like an accurate number? I could correct that later.

Anyhow, there are enough people that are in leased space to go into this particular building. There are also enough buildings which we are now leasing that we think can be moved to this building when it is finished in a timely fashion. We think we are bringing it together in such a way that I think maybe the Senator should not have any concern about it at this stage.

I would say to you, Senator, that if it looks like this building is going to derail in any way, we will get back to you or back to the committee.

Senator **Randolph**. Mr. Chairman, having brought the matter to our attention, we do not fall on one side or the other of the issue, but I think we have to document the case very carefully, as you and other members of the committee would certainly want done. That is the reason I am mentioning it here today. I want to see that GSA officials will come before us at any time and indicate, perhaps, a revision in the action taken some 5 years ago, based on the comments that we have had today from Mr. Carmen and his associate, Mr. Haase.

I think it is unnecessary for me to go further. However, I think for the record we will want to follow through on that. I believe that would be something that we can zero-in on and not spend too much time on.

You have indicated you will be back to us.

Mr. **Carmen**. Yes, Senator.

You should know that we do have buildings around the country, for instance, that have been planned and built that we are now having difficulty filling. Our Regional Administrators are aware of this.

Senator **Randolph**. What is the reason?

Mr. **Carmen**. I would say it goes back to what Senator Moynihan is trying to get through, a 5-year plan that is realistic and built upon need.

I am always telling my people that I would like this Administrator to have more power but not the next one. I fully support the democratic process. The political process has to be there, but sometimes the political process does not work out the same way as a more cost-effective way.

Senator **Randolph**. After extensive consideration, Mr. Chairman, I think that members of our committee authorized construction of a permanent home for the Nuclear Regulatory Commission. As I recall, the location was in Silver Spring, Md. I believe I am correct in saying that GSA has eliminated this project from its plan as well as a similar facility in Omaha, Nebr. Would you comment?

Mr. **Haase**. I would be glad to begin to comment on this, Senator.

The Nuclear Regulatory Commission—the site had been in the plan for an area in Silver Spring. This was on a request from the Nuclear Regulatory Commission to do a consolidated effort. As you know, they are located in approximately nine buildings in the Bethesda area. After several conversations with the Nuclear Regulatory Commission, they, in fact, turned down the particular site located in Silver Spring.

If I take you back to the 1983 budget, we were restrained by approximately $50 million in our leasing program to pay contractual rents. We needed reprograming within the fund to make these payments. Since the Nuclear Regulatory Commission had turned down the particular site, we so informed the Congress and reprogramed the money that was allocated for that into the contractual rent situation.

Now the Omaha, Nebr., situation was one that—as Mr. Carmen has said, there are many areas outside the Washington area where Regional Administrators are sensitive to the space needs. We were informed by the Regional Administrator at least 8 months to 1 year ago that he had rechecked with all the agencies that would occupy this particular building and found that they could fill up less than probably 40 percent of the building, and our long-range goal was to stay at that particular figure. In light of that, we made a trip to the appropriate congressional committees with the State senators and so informed them that our indicators were such that there was not going to be enough people to fill this building and we would drop that out of our plan at that particular time.

Senator **Randolph**. Mr. Chairman, I remember the time that there was a rather heated discussion as to the location of this facility. I think, we would have to go back over the record, but I might have said, and understandably so, that it was not necessary to be within this congested area where we have so many Federal structures but it could well be a few miles to the north perhaps, Rockville.

I have no desire to go further with it, except to say that from time to time, when decisions of this kind have been made, it would be helpful to come back and give us your thinking as to the developments and changes as to those structures, where they are placed, and whether there is personnel sufficient to occupy them constructively or whether it would be better served without the building being constructed in whatever location.

Thank you, Mr. Chairman.

Senator **Stafford**. Senator Chafee.

Senator **Chafee**. Thank you, Mr. Chairman.

Why does the Federal Government build a building for the Bonneville Power Administration? Isn't that an organization that is meant to be self-sufficient?

Mr. **Haase**. That is GSA-controlled space, and we do rent space to the Bonneville Power Administration. I do not know what their relation is to the Federal environment, but we do rent space to them in the area right at this particular time.

Senator **Chafee**. What do you mean? You build the building and then you charge them rent?

Mr. **Haase**. It is a Federal building that we are building for them and charging them rent.

Senator **Chafee**. Do you do that for TVA?

Mr. **Haase**. No, sir.

Senator **Chafee**. I would like to look into that myself.

Second, when you say 135 square feet per person, does that include common space or is that usable space?

Mr. **Haase**. That is occupyable space. What happens is that many times you get trapped in definitions as to the private sector and Government space.

Interior corridors would be considered office space. That is occupyable space.

Senator **Randolph**. Like the Hart Building?

Mr. **Haase**. Pardon me, Senator?

Senator **Randolph**. Like the Hart Building?

Mr. **Haase**. I don't even want to touch that one.

That is not a GSA building, incidentally.

Senator **Chafee**. Let me ask you another question.

Mr. **Haase**. Yes, sir.

Senator **Chafee**. This is directed to you. Do you really think that when the President signed the directive that all Federal agencies are to insure that office space is held to a minimum—has anything happened? What Federal administrator is foolish enough to volunteer up some space? Does anything happen? I am not being critical. I am just curious.

Mr. **Carmen**. It is kind of amazing. When I first got here in my job I did not understand too many Executive orders or directives and the way the Government worked, but it appears to me now that whoever has the President's attention has the agency heads' attention. We are all on the same team.

The directive on the space initiative has really—they have responded to it very well. We are really high on it. We think we are moving. How far it filters down through the system depends on how much drive GSA can give it, and we are giving it a lot.

Senator **Chafee**. Well, good luck. I think when directives go out to everybody to reduce their staff and dispose of unneeded people, and "Please send us back how many you are going to dispose of," it usually comes back zero.

Mr. **Carmen**. One of the things that has not been talked about as much as it might is that we have this Cabinet Council, management in the administration, with these heads, and I am a member of that. Part of the function on that is to track how well we are doing on some of these initiatives as to personnel or space, to set up targets to watch the tracking and watch how well we are doing, and to report back on it. I think that that particular council, and leads to leadership, will probably be one of the unsung really good things that has happened in Government, because for the first time, at least since I have been here, we are not just issuing directives; we are watching to see if they are carried out.

Senator **Chafee**. Well, that is amazing. I think the figures that you and Mr. Haase gave were that you are currently at 90 million square feet, and that is going to be down to 76, a drop of 15.

When you talk, Mr. Administrator, about the Federal Government has decreased its space needs, has that actually come about? Have we reduced the goods of the ICC, for example? Have they asked for fewer people and less space?

Mr. **Carmen**. I can speak about GSA. We started out with 37,000 and we are down to 30,000. I think our space was somewhere around 160, and we are down to 133 or 134. We have come out of some leased space into federally owned space.

One of the things we try to do, Senator, is when we come up with these ideas to try them on ourselves. We know that this space reduction plan actually works.

Senator **Chafee**. What is the incentive for the agencies to pay less rent?

Mr. **Carmen**. That is why we have to have the other half. If we do not get the SLUC held firm, then we do not have incentive.

Senator **Chafee**. When you say the contracting out of cleaning services has ended—and you expressed some regret of that in the statement—and, frankly, I did not know it had ended. The public building I happen to have my office in, it is still contracted out. When was that ended?

Mr. **Carmen**. That was ended in the reconciliation with the congressional budget this year, the amendment which prohibited us from contracting out jobs which had veterans' preference, if I remember correctly. I think you are dealing with that in the present congressional environment.

Senator **Chafee**. I thought an awful lot of that contracting out was going to minority firms and other things such as that. I thought it worked fairly successfully.

Mr. **Carmen**. Not only that, but we have tried very hard, and I think successfully, to make sure that disabled people, handicapped people, were not impacted by the contracting out. We were also conscious of our veteran situation.

I think the present move in Congress, if I am correct, is that they will tell us to keep those people whom we have presently on board in the custodial area that have veterans' privileges, but that we will have the freedom in filling empty places. We can live with that, by the way, on that situation.

Senator **Chafee**. I don't understand what that is. Does that mean that some are on the payroll and some are contracted out?

Mr. **Carmen**. That means that we will not be firing people on a contracting-out basis that have a preference.

Senator **Chafee**. Well, what is the situation now, Mr. Administrator? Can you contract out or can't you?

Mr. **Carmen**. You cannot contract out anything that has a veterans' preference on it, except operational maintenance.

Mr. **Haase**. The regulation is specific as to cleaning, elevator operators, guardian, and particular categories. It allows contracting out in the operational and maintenance field. It does not allow any of the four categories——

Mr. **Carmen**. Excuse me. The existing contracts that we have remain. This impacted us about $40 million, by the way. If we had continued on the route we were going, what they call the A-76 processing, on an annualized basis, it was worth about $40 million to us.

Senator **Chafee**. Do you mean you could have gotten it that much cheaper?

Mr. **Carmen**. You are really dealing with a labor-intensive type of work.

Senator **Chafee**. Do you mean you have to pay your people so much more under the Government rates?

Mr. **Carmen**. I think that—and, again, we will get a chance to correct these numbers—but I think we are looking at something between $15 and $20 an hour in terms of Government hourly rates, and the private sector is able to secure people at less than that.

Senator **Chafee**. $15 to $20 an hour for a cleaner?

Mr. **Carmen**. With the Government rate.

Senator, I do not want to be in the position as I so often hear other administrators are put. Our whole approach at GSA has been to preserve jobs. We are down 7,000 people through attrition, not through RIF.

One of the things we have tried to do, through our agency heads and division heads and branch heads, is to use the private sector approach to these things and try to get us to do things smarter and more effectively; do some technology-type things, so that we can be competitive and keep our people employed.

At the custodial level, which is largely a labor type of job, it is very difficult for the Government to be competitive with the private sector. I do not say it is impossible, but——

Senator **Chafee**. Well, at $20 an hour, it sure must be. I do not know where that figure comes from. But never mind.

Mr. Administrator, you indicate concern about Public Buildings Commissioner being appointed by the President and, thus, not subject to you. I wouldn't worry about that. I have operated in agencies where my subordinates were presidential appointments, and you can still fire them. The head of EPA has a host of subordinates that are presidential appointees, and they are also fired. That happens all the time. That does not mean the person would not be accountable to you. I think you are overly concerned.

Mr. **Carmen**. I am not likely to worry about it because I do not really expect to be here—I do not know when that would take effect, but I mean I am not speaking for myself as Administrator. I am speaking for the next one, and so forth.

What I am really saying is that I think, and you know yourself, that the dimension of latitude that you have in the job that you are given is very narrow. To make it more narrow I do not think is to any advantage.

Senator CHAFEE. What?

Mr. CARMEN. I do not think that to make it more narrow is helpful.

I have 30,000 people below me, but very few over which I——

Senator CHAFEE. I agree, but if you have a long worry list, I would not put that high on it. Just because a Presidential appointee has to be confirmed, still you have a lot of power over that person. If you really want to fire him, you can fire him.

Mr. CARMEN. I understand that.

I am sure you have heard it before. The accountability in the system is really what I find the most difficult in the job that I have. The Government has created a system in which almost no one is accountable for anything. I am leery of anything that further diffuses that accountability. Right now the way things work we have a great accountability system.

Senator CHAFEE. What is the difference between ready access and fully accessible?

Mr. CARMEN. Here again we are talking about going from a known area to an unknown area.

Senator CHAFEE. I cannot hear you, Mr. Administrator.

Mr. CARMEN. Excuse me. We are talking about going from a known area to an unknown area. I think that really is the difference.

When you discuss this particular issue, it is another one of these issues which I do not want to be on the side of not being fully supportive of every building in the United States owned by the Federal Government being accessible to anyone who needs it. We support that.

When you get into fully accessible, you get into an area of unknown costs; you get into the degree of accessibility. You get into a mine field, I think, that we do not really know where it leads.

Our position is that, since that is unknown, further studies should be conducted on it.

Senator CHAFEE. OK. Let's take a look at that.

The act that we passed last year, Mr. Chairman, does that have fully accessible? May I ask counsel: Is fully accessible the new term whereas ready access is the standard?

Mr. SWAIN. Yes.

Senator CHAFEE. Well, OK. We will have to look that over.

Senator STAFFORD. Would the Senator yield? He brought up a point that I want to ask you a question about. This might be a good time for me to do it.

It does refer to uniform Federal standards. Mr. Administrator and Mr. Commissioner, I understand that the rulemaking under the Uniform Federal Accessibility Standards was published in the Federal Register on April 29 of this year, and that the comment period expires June 13, less than 1 week away.

The Architectural and Transportation Compliance Board, along with representatives of some industry groups and disability groups, have called for an extension of that time period. Speaking individually, I think one should be granted. One reason is the Board has a meeting on June 13, which is the first time they will have a chance to discuss the background and requirements in detail.

Therefore, I would recommend that there be an extension of this comment period for approximately 60 days. I ask you to consider that.

Mr. **Carmen**. I certainly will.

Senator **Stafford**. Mr. Haase, do I understand there is acquiescence in that?

Mr. **Haase**. Yes, sir.

Senator **Stafford**. Thanks very much.

I interrupted Senator Chafee's questioning.

Senator **Chafee**. I was interested in the dialog you had with Senator Randolph about the Massachusetts situation. You indicated that the Regional Administrator, rather than go forward with a building he thought was unnecessary, resigned. Is that an accurate statement of what happened?

Mr. **Carmen**. Yes. I think there was a little bit of a breakdown in communication there. I think he thought that he was going to have to sign off on that building and did not want to do it.

Senator **Chafee**. I would like to take the best view and think that he was heroic and decided he was not going to do something he thought was not right. That is not all too common. I am curious—what was his name?

Mr. **Carmen**. Porter Lane. Porter Lane from Maine.

Senator **Chafee**. Oh, Porter Lane. He is a good man.

Mr. **Carmen**. As you know, Senator, I came from the school that resigning only made your enemies happy.

Senator **Chafee**. Well, that may be. There may be a down side to this. Maybe he went off to a big high-paying job somewhere where he was going, anyway. On the other hand, maybe not. Maybe he did do it out of conviction.

Mr. **Carmen**. I am sure he did.

Senator **Chafee**. I have known Porter, as most of us have on this committee. He is a good man. I am sorry to see him leave.

Mr. **Carmen**. One of the buildings in the report that also comes under scrutiny is one in your State, Senator, the report that I have that calls for the lack of spaces at Boston and the new building in Rhode Island.

One of the things with which we are faced, which is the other side, which makes it so hard to deal with it, is the change in circumstances from 1978 to now, and the work that has gone into it up to now.

I do not want to leave any impression that this is a black and white issue. It is not.

Senator **Chafee**. Since you brought up the building in our State, what are you saying?

Mr. **Carmen**. One of the things that we are looking at all around the country is the changing needs of the Federal space requirements. Part of the process which deals with the 5-year plan is that it takes us so long from the time we start to think about something until the time we complete something that the needs change.

If we are going to manage on a year-by-year basis, we are going to be intercepting something that is already in the works at very uneconomical phases.

The discussion that we had before about the other two buildings, and I do not mean to take time to talk about my problems, but one of the problems we have when we go out to lease something or we go out to build something, we do not do like the private sector does it. You get an agency that says, "I'm going to take 50,000 square feet," and another agency that says, "I'm going to take 100,000 square feet," and a third one that says, "I'm going to take 50,000 square feet," and, therefore, we build a 200,000 square feet building which we have people lease to occupy it.

One of the weaknesses of the whole system that we are trying to correct is that we start these buildings on a promise, and when we finish many times the promise and the need is gone. We have to find a way of shifting the responsibility—I do not mean to shift the responsibility, but to make a firm deal up front with the user.

Senator **Chafee**. What you are saying is that in the Providence situation there may not be enough tenants to fill the new building?

Mr. **Carmen**. I think we will. What I am saying is that in the review of region I the Boston building does not stand alone. I could take you from region to region throughout the United States, and wherever we have started a building 5 years ago, 3 years ago, 7 years ago, the changing needs allow you to speculate on what the future has in store for these properties. I think that is probably an unfair way to look at it on the surface. You have to get much deeper in this thing. That is all I meant by that.

Senator **Chafee**. Finally, I remember the Nuclear Regulatory people coming before us all in support of that building you were going to build or acquire out in Silver Spring, and everything seemed fine. Now, all of a sudden, you report that they do not want the building. Is that right? Mr. Haase, is that correct?

Mr. **Haase**. Yes, Senator. This goes back over a year ago.

Senator **Chafee**. I know. We had both Senators in here. We had all kinds of testimony, and so we approved the building. It was going to consolidate them. They were scattered through five buildings. Some people are out there in Silver Spring, some downtown, and this was going to be grand. Now all of a sudden the whole thing is off. Is that correct?

Mr. **Haase**. That is correct. They informed GSA and they informed the appropriate committees that they were not interested in that Silver Spring site.

There are people which are housed in the Bethesda triangle area. There is one in Silver Spring and there is one in the Rockville area. There are about 50,000 square feet in downtown Washington.

Their main thrust was that they wanted to be in downtown Washington, and we refused that particular consolidation.

Senator **Chafee**. I do not want to beat this to death, Mr. Chairman. It is sort of disappointing that we put quite a bit of effort into something. Obviously, they had seen this site. Things were ready to go. We go ahead and, all of a sudden, the thing is all undone.

Where are they now? Are you just going to keep them the way they are?

Mr. **Haase**. It was undone by the Nuclear Regulatory Commission, Senator, not by GSA.

Senator **Chafee**. I know that. It is not you. I am talking about them. It seems like an odd thing.

All right. Thank you, Mr. Chairman.

Senator **Stafford**. Senator Randolph.

Senator **Randolph**. Thank you, Mr. Chairman.

Just in passing, talking about the Hart Building, in this committee we came for an authorization for that structure of $40 million. That structure cost over $130 million. It is twice as large as this committee authorized in the original plan.

These are matters that I look back upon and wonder where we lost control of the project. What happened along the way?

We still have the same number of Senators.

I am not sure, but I believe you are chairman of some sort of committee to look into it, Mr. Chairman.

I do not do it lightly. I think we talk about GSA and other agencies of Government here on Capitol Hill, and we certainly are offenders.

Senator **Stafford**. I would say to my dear friend that this is one we cannot blame GSA for. I remember serving with you. Initially, we intended simply to complete the original Dirksen Building as it had been designed, about double its size. Somehow the concept became blown up—several more stories in a much different building.

I hasten to point out for the record that the present chairman of this committee became the chairman of the Building Commission after all the expensive decisions had been made. Since I have been chairman, we have been trying to cut down on the cost of the building, rather than increasing the costs. In fact, we did not even buy the furniture that was designed for the building.

However, I should say also that the chairman of this committee occupies one of the offices over there, by vote of his staff.

Senator **Randolph**. I did not want to treat it lightly, and yet I thought the way the discussion took place that that was the sort of subject matter that we might at least review by touching on the figures that I have given, and how something gets away from you. That apparently is what happened.

I want you to be comfortable over there, Mr. Chairman, regardless of what the cost was.

Senator **Stafford**. Well, I get a lot of extra walking.

Senator **Randolph**. Yes.

Thank you very much. I am impressed with the testimony of Mr. Carmen and Mr. Haase.

Senator **Stafford**. Thank you. I am, too. I am very pleased with the way Mr. Carmen and Mr. Haase have grasped the difficulties of GSA. I am looking forward to working with them both, at least during the remainder of this Congress.

Senator **Randolph**. Senator Moynihan wanted to be here this morning, but it was impossible to do so because of problems he has.

However, I know that generally our committee is very concerned about this part of our responsibility. We feel that the modus operandi that we have used in the past has not been too effective. We, perhaps, move too quickly to give approval. I am not sure the committee should be charged with that responsibility. However, again, I think I speak for the full membership of our committee that we are grateful for your attention to continuing and often mounting problems.

To spend moneys unnecessarily—I think that is something we are all charged with looking at not once, but twice, because of the terrific debt structure which has been brought about in this country.

I thank you, Mr. Chairman.

Senator **STAFFORD**. I thank you, Senator.

Let me say, in closing, that the Office of Management and Budget has written to the committee supporting S. 452. A number of Federal agencies have also written concerning specific provisions of interest to them. If there is no objection, I am going to make all of these letters part of the hearing record.

[The letters referred to follow:]

THE SECRETARY OF ENERGY
WASHINGTON, D.C. 20585

June 14, 1983

Honorable Robert T. Stafford
Chairman, Committee on Environment
and Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

There is now pending before the Committee S. 452, a bill cited as the "Public Buildings Act of 1983". This bill would establish the public buildings policies for the Federal government. While the Department of Energy supports the intent of this legislation, we do have several concerns which are discussed below.

The Department is concerned specifically that section 101 of S. 452 would establish a national public buildings policy that would centralize in the General Services Administration (GSA) the authority to acquire, design, construct, lease, manage, maintain, repair, renovate, and assign space in buildings and sites to meet the public buildings needs of the government. Section 647 of the Department of Energy Organization Act (Pub. L. No. 95-91), however, authorizes the Department of Energy (DOE) "to acquire . . . construct, improve, repair, operate, and maintain laboratories, research and testing sites and facilities . . ." Because DOE has a number of unique and special purpose space requirements, it is critical to the timely and successful accomplishment of DOE's missions that this independent authority be maintained. Accordingly, DOE recommends that section 101 be amended by striking the period following "government" and inserting ", except for the authorities provided in the Department of Energy Organization Act (Pub. L. No. 95-91) and the Atomic Energy Act."

Section 112(3) of S. 452 includes "laboratories" within the definition of "office." Much of DOE's research program involves experimental activities at the national laboratories, such as high energy physics accelerators. Under the provision of this section, DOE could be precluded from acquiring needed research facilities on a timely basis. DOE recommends that "laboratories" be removed from this definition.

Section 112(14) also could affect many activities that are unique to DOE, such as the Naval Petroleum Reserve drilling sites, Strategic Petroleum Reserve facilities, and Energy Technology centers. These, too, would fall within the definition of "public buildings." The Department recommends that the following be inserted immediately after "Tennessee Valley Authority": "or buildings or installations of the Department of Energy (including but not limited to research, development, production, test, electric transmission, control and dispatch, petroleum storage and drilling, and related sites and facilities),".

The Office of Management and Budget has advised that, from the standpoint of the President's program, there is no objection to the presentation of this report for the consideration of the Committee.

Sincerely,

Donald Paul Hodel

DONALD PAUL HODEL

cc: Honorable Jennings Randolph
Ranking Minority Member

THE SECRETARY OF HEALTH AND HUMAN SERVICES
WASHINGTON, D.C. 20201

The Honorable Robert T. Stafford
Chairman, Committee on
Environment and Public Works
United States Senate
Washington, D.C. 20510

18 MAY 1983

Dear Mr. Chairman:

There is now pending before your Committee S. 452, a bill "To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration and for other purposes." We wish to bring to your attention two features of the bill that are of concern to this Department.

While generally we support the bill, we are concerned with the definition of "public building" contained in section 112(14). At the present time, Public Health Service (PHS) facilities which are considered special purpose space are not included under the definition of "public building" used in the Public Buildings Act of 1959. In fact, section 321 of the Public Health Service Act vests authority in the Secretary to control, manage, and operate all PHS institutions.

S. 452, however, would define public buildings to include "research and academic centers." We are concerned that that definition could cause the transfer to the General Services Administration (GSA) of authority to acquire, design, construct, repair and renovate space for various PHS facilities, including the Warren Grant Magnuson Clinical Center of the National Institutes of Health, the National Hansen's Disease Center, Carville, Louisiana, certain Indian health hospitals and clinics, and radiological, chemical/biological, and biomedical research laboratories that serve programs of the Bureau of Health Care Delivery and Assistance, Indian Health Service, National Institutes of Health, Centers for Disease Control, and the Food and Drug Administration. During the past 25 years, this Department has developed and maintained a design and construction staff specializing in those types of health facilities, expertise which does not exist at GSA.

By specifically excluding buildings on Indian and native Eskimo properties held in trust by the United States from the definition of public building, the bill would also result in an anomalous situation in which responsibility for Indian and native Eskimo properties would be split between the Indian Health Service and GSA. This would occur because the Indian Health Service, a component of the PHS, designs, constructs, maintains, and operates health facilities both on and off property held in trust by the United States. As the definition of "public building" in the bill now reads, responsibility for approximately two-thirds of these properties would remain with the Indian Health Service and the remaining third could be transferred to GSA. In fact, some Indian tribes such as the Navajo have properties both on and off their reservations, and under the bill they would have to work with both this Department and GSA, depending on the site of the property.

Section 101 of the bill would vest in GSA the sole authority to acquire, design, construct, lease, manage, maintain, repair, renovate, and assign and reassign space in buildings and sites to meet the public building needs of the Government. GSA's building management expertise has developed primarily in connection with general purpose office space operations. For this reason, we believe it inappropriate to expand GSA's responsibilities to include clinics and laboratories where specialized procedures for maintenance and operation are required.

As with the design and construction staff, this Department has also developed a cadre of in-house managers for the operation and maintenance of the Department's diversified health facilities. That staff works closely with the program staff and in remote areas they are even housed at the work site. We believe that our present system of building management should be maintained in the absence of any showing that a transfer to GSA would reduce costs and increase efficiency.

S. 452 continues the traditional exclusion of Veterans' Administration health facilities from the definition of public buildings under the authority of GSA. We believe that the special purpose health and research space utilized by the Public Health Service should be treated similarly. Accordingly, we enclose for your consideration suggested changes to the bill that we believe would correct the special purpose space problem.

The second feature of the bill of concern to us relates to the elimination of architectural barriers. At the present time, two Federal statutes, section 504 of the Rehabilitation Act of 1973 ("Section 504"), and the Architectural Barriers Act of 1968 (the "Barriers Act"), require that buildings be built to conform with design standards that eliminate or reduce the number and effect of physical impediments to access by handicapped persons. The Barriers Act covers a small but important fraction of public buildings, primarily those constructed or altered since 1968 with Federal construction funds. Section 504 has a much broader reach, covering all buildings and other facilities built since 1977 in which Federal or Federally-assisted services are provided to the public, regardless of how the construction was financed. Section 504 also covers buildings and other facilities built prior to 1977, but only requires that the programs offered in those buildings be physically accessible, not necessarily every part of each building.

A very large number of buildings used by the public irrespective of ownership are already subject to Federal law intended to improve access by handicapped persons. Because these laws overlap, they may subject building owners to possibly inconsistent requirements that also have significant cost implications.

We believe it is important that there not be enacted at this time new statutes which create the possibility of additional confusion, inconsistency and problems in enforcement and cost. Such enactments would not be in the best interest of handicapped persons because they could not be effectively enforced and would tend to sidetrack the significant progress being made through the application of Section 504 and the Barriers Act under present "ready access" standards.

Unfortunately, S. 452 appears likely to create such problems. The bill's definition of handicapped persons is both vague and possibly inconsistent with the definition in the government-wide section 504 regulations. Furthermore, the bill appears to impose a new and more costly "full accessibility" requirement, hitherto not contemplated by either of the two major Federal accessibility statutes. We have grave doubts that the imposition of a new and less than clearly defined requirement at this time would be useful. This is especially true in light of the revised Minimum Guidelines and Requirements recently issued by the Architectural and Transportation Barriers Compliance Board (ATBCB), and the development of the new Uniform Federal Accessibility Standard by the four Federal standard setting agencies in response to those Guidelines.

Other than for our concerns set out above, we have no objection to enactment of the bill.

We are advised by the Office of Management and Budget that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely,

Margaret M Heckler

Secretary

Enclosure

DEPARTMENT OF HEALTH AND HUMAN SERVICES
SUGGESTED CHANGES TO SECTION 112 OF S. 452

Section 112(3): After "space" insert ", other than special purpose space,".

Section 112(3): Delete "laboratories,".

Section 112(14): After "domiciliary purposes," insert "on Department of Health and Human Services' installations for hospitals, laboratories, clinics and related health or research facilities, including facilities used for domiciliary purposes,".

Section 112: Insert a new paragraph (17) as follows:

> "(17) The term "special purpose space" means the physical space which is wholly or predominantly utilized for the special purposes of the agency which has custody thereof and is not generally suitable for the use of other agencies, including but not limited to hospitals, clinics, housing, laboratories, mints, manufacturing plants and penal institutions."

(The above definition with some modification appears in the Federal Property Management Regulations at section 101-18.104(c).

EXECUTIVE OFFICE OF THE PRESIDENT
OFFICE OF MANAGEMENT AND BUDGET
WASHINGTON, D.C. 20503

May 10, 1983

Honorable Robert T. Stafford
Chairman
Committee on Environment and
Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

This letter presents the views of the Office of Management and Budget (OMB) on S. 452, the "Public Buildings Act of 1983."

OMB strongly supports your Committee's efforts to improve the authorization process for public buildings. In our view, S. 452 would result in major improvements in the public buildings program of the General Services Administration.

We have two major concerns with respect to S. 452, however.

First, OMB is convinced that the Public Buildings Act of 1983 is neither an appropriate nor a desirable vehicle for the establishment or refinement of general policy regarding the accessibility of public buildings to the handicapped. As you know, the issues involved in the formulation of this kind of policy are extraordinarily sensitive and complex. In our view, these issues would be far better addressed through separate legislation, which would permit a thorough review and discussion of the potential effects -- budgetary and otherwise -- of amending current law. In addition, we are not convinced in any event that the current "ready access" standard of the Architectural Barriers Act, as enforced by the Architectural and Transportation Barriers Compliance Board, is inadequate. For these reasons, OMB strongly recommends deletion of these provisions of S. 452.

Second, we are concerned that section 109 of S. 452, which would require GSA to make available all of its records to your Committee and the House Committee on Public Works and Transportation, may unacceptably intrude upon the discretion and prerogatives of the Executive branch. The Department of Justice intends to provide the Committee with additional views concerning this provision.

In summary, OMB supports the Public Buildings Act of 1983, subject to the appropriate disposition of the concerns outlined above.

Sincerely,

Constance Horner

Constance Horner
Associate Director for
Economics and Government

THE POSTMASTER GENERAL
Washington, DC 20260-0010

June 7, 1983

Dear Mr. Chairman:

It has come to my attention that the hearing on June 7 is expected to cover, among other topics, the matter of the amendments to the Architectural Barriers Act proposed by section 307 of the bill S. 452, now pending before the committee. As explained in our letter of April 11 concerning this bill, the Postal Service would be affected by this provision -- as would be every other federal agency or grantee of federal funds -- and we are concerned about the potential impact of certain of its provisions.

Since our last letter we have attempted to develop an estimate of what the potential cost implications of the bill might be. It is difficult to be sure because of the potential differences between the clarifying and perfecting intent of the legislation as revealed in past reports and statements and the more dramatic and substantive purpose which would surely be argued for certain of the bill's language by some advocates of substantive change, as discussed in our April 11 letter. In order to assess the order of magnitude of some of the risks, we have tried to estimate the cost of compliance if the limited purpose which has been attributed to the bill were not fulfilled.

If the bill in fact would be interpreted not to require substantive revisions to the pending uniform accessibility standards and other administration, then, of course, the cost would be small. At an extreme, if it were taken to require "full" accessibility in the sense of enabling everyone to use federal buildings "to the same extent" regardless of any handicap (see proposed section 8(1)), then full compliance would be technically impossible, and the cost of the maximum that technology would permit would be so high as to defy estimation.

There seems little doubt that some would believe the proposed language concerning "full" accessibility should mean that standards for the accessibility of specific features such as doors, telephones, toilets, parking spaces, and the like must be revised so that 100 percent of each of these features is built for accessibility, instead of some lesser percentage as specified by present standards. Such an interpretation, if allowed to prevail, would increase accessibility expenses dramatically, in the estimated range of $100 million or more per year for the Postal Service alone, if specialized access areas such as those used only by maintenance personnel or postal inspectors are excluded. The estimate would have to be three or four times as much if those specialized areas also had to be made "fully" accessible in the same sense.

While the matter is currently in litigation, the Postal Service understands that the Act applies to leased buildings in the same manner it does to other property, namely upon design, construction, or alteration as provided in section 5. If the opposing view in this litigation were ultimately to prevail, so that all lease renewals would trigger "full" accessibility requirements, the cost estimates under the contingencies described in the previous paragraph would rise to something in the neighborhood of a quarter of a billion dollars annually, or three to four times that figure if specialized areas were included.

Since section 307 would apply to other federal or federally funded building programs which are even larger than ours, it appears that other agencies would run a risk of incurring larger costs than the Postal Service.

It is my firm belief, as stated in the April 11 letter, that there is no reason to flirt with the risk of this kind of massive additional cost to the hard-pressed federal taxpayer and postal ratepayer. The Architectural Barriers Act today is an example of federal legislation that is definitely achieving its stated purposes. It is working now, and will continue to work as the agency uniform standards now pending consideration are made effective. There is no justification, in my view, for changing the law at this point.

I would appreciate the committee's courtesy in including this letter in the hearing record for the committee's consideration.

Sincerely,

W F Bolger

William F. Bolger

Honorable Robert T. Stafford
Chairman, Committee on Environment
and Public Works
United States Senate
Washington, D.C. 20510

NATIONAL SCIENCE FOUNDATION
WASHINGTON, D.C. 20550

OFFICE OF THE DIRECTOR

July 14, 1983

Honorable Robert Stafford
Chairman, Committee on Environment
and Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

We would like to take this occasion to comment on S. 452, the "Public Buildings Act of 1983," which is now before your Committee. While the bill has many attractive features, we are seriously concerned about its effect on Federally-Funded Research and Development Centers (FFRDCs) and wish to share these concerns with the Committee.

Under Section 101 of S. 452, the Administrator of General Services, through the Public Buildings Service, is given "sole authority to acquire, . . . construct, lease, manage, . . . renovate and assign and reassess space in, buildings and sites to meet the public building needs of the Government." Section 112(3) of the bill defines the term "office" to include "laboratories." Section 201(b) requires regional, district, area or local "offices" to be centrally located with respect to the residential populations they serve. Section 112(14) defines the term "public building" to include any building owned by the United States Government, and includes "research and academic centers," but the term does not include buildings "on or used . . . for nuclear production, research or development projects . . . ." (Emphasis added)

Under the authority of the National Science Foundation Act of 1950, as amended (42 U.S.C. §§1861 et seq.), the Foundation on behalf of the U.S. Government, owns, but does not operate, several large national research facilities, or FFRDCs. These FFRDCs are usually operated under contract with university consortia and house large research facilities and operations not otherwise available to individual colleges, universities, or other non-profit research organizations. These centers are an integral part of the Foundation's mission to support and promote scientific research in the United States.

These centers fall within the purview of the statute. As such, GSA rather than NSF, would have primary control and responsibility for the construction, leasing, management, renovation, etc., of the buildings of our research centers. This would reverse current law, which gives the Foundation the authority to acquire and to hold and dispose of by grant, sale, lease or loan, real and personal property of all kinds "necessary for, or resulting from, the exercise of authority granted by [the National Science Foundation Act of 1950, as amended]." (§11 of the National Science Foundation Act of 1950, as amended; 42 U.S.C. §1870).

S. 452 already recognizes that certain classes or kinds of Government-owned buildings are unique and deserve special treatment or total exclusion from the bill's coverage. We believe this also the case for the nation's FFRDCs. These centers are not merely buildings to house people and paperwork; they are, in the best sense of the word, research instruments, intended to be used for scientific research of a special nature.

The Foundation is seriously concerned that the transfer of authority over important aspects of the research centers to a non-scientific agency unfamiliar with their programs and operations could seriously hamper their effectiveness, and thus hamper the accomplishment of the Foundation's mission and the purposes of its enabling legislation. As scientific instruments, control of FFRDCs should remain with their users, i.e., the science agency responsible for their overall management and utilization.

Moreover, to require that such centers be located near the residential populations they serve (§201, quoted above) makes no sense with respect to many centers: astronomy facilities sites, for example, are selected precisely because they are removed from population centers. Even if GSA were to delegate its authority back to NSF, such authority must be exercised "in conformance with the provisions" of the law (§§105 and 106), and §201 would still govern.

We recommend that the bill's exemption for nuclear R&D facilities be expanded to exclude all FFRDCs and that current mechanisms for the establishment, maintenance, location and operation of the FFRDCs be left in place.

The Office of Management and Budget has advised that, from the standpoint of the Administration's program, there is no objection to the submission of this report to the Congress.

Sincerely yours,

Edward A. Knapp

Edward A. Knapp
Director

U.S. Department of Transportation

General Counsel

400 Seventh St., S.W.
Washington, D.C. 20590

MAY 25 1983

The Honorable Robert T. Stafford
Chairman, Committee on Environment
and Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

This is to present the views of the Department of Transportation on S. 452, a bill

> "To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration, and for other purposes."

The purpose of the bill is to provide a statutory framework for a rational national building policy and to provide attendant authorization procedures similar to those applicable to most other Federal programs. The premise of the bill is that only through an authorization that encompasses the entire public buildings budget can Congressional oversight and control of all aspects of the buildings program be effectively understood or altered. The bill states that it is the sense of the Congress that long-term economies would be realized by assuring that, within 10 years of the date of enactment, no fewer than 80 per centum of the officers and employees of the Government whose offices are provided under this act have principal offices in public buildings.

The current bill modifies earlier versions to incorporate compromise draft language proposed by the Senate Environment and Public Works Committee. The Department of Transportation generally supports this bill as currently drafted, subject to the following concerns and objections.

Section 112(14) contains a definition of the term "public building" which differs materially in concept from the current definition contained in the Public Buildings Act of 1959, as amended. A public building has generally been considered to be usable by different Federal agencies, if it was not designed, constructed, or acquired through the budget process to meet specific operational, technical, or functional requirements of one agency. The proposed revised definition raises a question of whether such "agency generated" buildings, structures, or facilities are indeed still outside the definition of "public buildings". Included within the proposed definition are "research and academic centers". By inference, since such facilities are not covered by the exclusions in subparagraph (14), included in "public buildings" are all existing buildings, structures and facilities not now under the jurisdiction, assignment or control of the General Services Administration (GSA), but rather under agency jurisdiction. We are concerned that GSA could consider managing, operating, and maintaining such mission-oriented special facilities. It could, under the authority of the Public Buildings Amendments of 1972, charge Standard Level User Charges (SLUC) for all facilities which presently are agency-owned and which were constructed or acquired through the budget process with agency funds. This could have significant adverse operational and budgetary impact on this Department.

Within this Department are such mission-oriented facilities as the operational, training, and navigational facilities of the U.S. Coast Guard (USCG) and the Federal Aviation Administration (FAA); research facilities of USCG, FAA, and Federal Highway Administration (FHWA); and the USCG and Merchant Marine academies. All these facilities would, under the proposed definition, either by specific inclusion or implied by omission, revert to GSA control. We strongly object to this significant and major derogation of the management authority of this Department for its own special facilities necessary to perform its missions. It is difficult to believe that this indeed was the intent and objective of the Senate Committee in drafting the proposed language of the definition.

We strongly urge that the definition of the term "public building" be revised to accomplish the following:

a. Delete "research and academic centers" now included in the definition.

b. Add to the exclusions the technical and operational facilities of the United States Coast Guard and Federal Aviation Administration.

c. Add to the exclusions all buildings, structures and facilities constructed or acquired through the budget process which are to meet the operational, technical or special needs of the agency to which they are or will be assigned.

The Office of Management and Budget has advised that there is no objection from the standpoint of the Administration's program to the submission of this proposed report to the Congress.

Sincerely,

Jim Burnley

Jim Burnley
General Counsel

DEPARTMENT OF THE TREASURY
OFFICE OF THE GENERAL COUNSEL
WASHINGTON, D.C. 20220

JUN 10 1983

Dear Mr. Chairman:

This is to advise you of the views of this Department on S. 452, the "Public Buildings Act Amendments of 1983."

The Department generally supports the aims of S. 452. As explained below, however, the Public Buildings Act Amendments propose to make substantial changes in the statutory authority of the Administrator of the General Services Administration with respect to public buildings. The bill could change Treasury's status as one of the few agencies responsible for the maintenance and management of some unique facilities.

S. 452 would vest in the Administrator of GSA, the sole authority to operate, maintain, acquire, assign, and construct public buildings. Under current statutory authority, the maintenance and operation of the Treasury, Mint, and Bureau of Engraving and Printing buildings, as well as certain special-purpose facilities, are excluded from GSA control. S. 452 could be interpreted as taking away Treasury's authority as an agency to manage, maintain, and repair certain buildings and facilities currently under its jurisdiction.

Treasury's authority to administer specific facilities derives from the Public Buildings Act of 1959 and the Federal Property and Administrative Services Act of 1949. Basically, the authority over public buildings may be divided into two categories: construction authority and operational authority. Treasury has limited construction authority which permits the Secretary through the Administrator (GSA) to construct, design, furnish and equip buildings in connection with operations of the Mint.

In addition, the Customs Service in furtherance of its responsibility to enforce the customs and immigration laws along the Canadian and Mexican borders has the authority to expend from its appropriations a maximum of $200,000 for the acquisition of land, erection of buildings, sheds, office space, and living quarters where none are available. 19 U.S.C. 68.

Treasury's operational authority is somewhat broader than its construction authority and is based on the provisions of the Federal Property and Administrative Services Act of 1949. The Act grants the Secretary the authority to operate, maintain, assign space, and be the custodian of the Main Treasury-Annex complex, the Bureau of Engraving and Printing Buildings (40 U.S.C. 490(d)(5), and certain special purpose facilities (40 U.S.C. 490(d)(4)(B)).

S. 452 would substantially affect the administration of existing public buildings. Section 101 of S. 452 provides that the Administrator "shall have sole authority to acquire, design, construct, lease, manage, maintain, repair, renovate, and assign and reassign space in buildings and sites to meet the public needs of the Government." (emphasis added). Based on this section, Treasury could be precluded from engaging in the business of managing its buildings.

Further, section 104 would, 120 days after the effective date of the Act, revoke any delegation of the authority vested in the Administrator to another agency unless it was re-delegated prior to the expiration of the 120-day period. The Department recommends that section 104 be rewritten to require the Administrator to review all delegations within 120 days, cancelling only those which are not warranted and leaving the others in place unless cancelled.

Definitions of the terms used in the Act are contained in section 112, and the term "public building" has been expanded to include border stations. This could effectively erase the Customs Service's authority under 19 U.S.C. 68 to acquire land, erect buildings, sheds, office spaces, and living quarters where none are otherwise available. This authority needs to be retained.

Finally, section 113 repeals the Public Buildings Act of 1959, and might result in removing even the limited construction authority which the Department currently holds.

Accordingly, although Treasury's authority to manage its own buildings and facilities is principally derived from the Federal Property and Administrative Services Act of 1949, the legislation as currently worded could cause substantial confusion on this issue.

Many of the exceptions from GSA authority which are embodied in the Federal Property and Administrative Services Act of 1949, and codified in the provisions of 40 U.S.C. 490 have been carried over in the exceptions to the definition of "public buildings" contained in the Public Buildings Act of 1959. Those facilities which are presently under Treasury's jurisdiction have not been excepted in the current proposal. This can be remedied by including Treasury facilities in the exceptions to the "public buildings" definition. The inconsistency that exists between the proposed legislation and the Federal Property and Administrative Services Act has the potential for creating uncertainty, confusion and a negative impact on the operation of these facilities. Over the years, this Department has developed the expertise and knowledge necessary to manage these facilities which are critical to accomplishing the mission of those agencies (Mint, Customs, and Secret Service). Finally, in the case of border stations and other Customs Service facilities, the geographic locations are such that management by the GSA would be impractical.

In this connection, we recommend insertion of the following new section in title III:

> "Nothing in this Act shall vest or transfer jurisdiction of Government-owned or leased buildings in the Administrator (of GSA) which are now vested, or hereafter may be vested, in the Department of the Treasury, pursuant to law. This Act shall not apply to the construction or alteration of any building utilized for the special purposes of the Department of the Treasury and for which construction or alteration has been authorized pursuant to authority other than this Act."

The Office of Management and Budget has advised that there is no objection from the standpoint of the Administration's program to the submission of this report to your Committee.

Sincerely yours,

Margery Waxman

Deputy General Counsel

The Honorable
Robert T. Stafford, Chairman
Committee on Environment and Public Works
United States Senate
Washington, D.C. 20510

THE SECRETARY OF THE TREASURY
WASHINGTON

MAY 10 1983

Dear Mr. Chairman:

I understand that the Committee may consider, at its next business session, a bill which would permit a change in jurisdiction over certain federal properties. As I understand it, this bill would enable GSA to obtain management control over a large number of federal properties that are now managed by other federal agencies, such as the Treasury Department.

In common with other federal agencies, Treasury has for many years managed certain properties in order to fulfill its own very specific missions. Throughout this period, the Congress has repeatedly examined the question of jurisdiction over agency-managed properties and has concluded that there are compelling arguments for retaining agency control. In Treasury's case, for example, the Department directly manages certain properties of the Bureau of Engraving and Printing, the Mints, the Main Treasury Building and Annex, and a variety of Customs facilities. In all of these cases, specialized production requirements, as well as security needs, have long dictated direct agency control.

I am not aware of any recent development that would make a change in this long-standing situation either economical or desirable. Accordingly therefore, I strongly recommend that the Committee defer consideration of this measure, at least until the views of this agency and the Administration are more fully developed.

Sincerely,

R. T. McNamar
Acting Secretary

The Honorable
Robert T. Stafford, Chairman
Committee on Environment and
Public Works
United States Senate
Washington, D.C. 20510

PROPOSED REPORT LANGUAGE

"... In approving this bill, the Committee does not intend to affect the current arrangements under which a number of Federal agencies manage specific public buildings or other facilities. By and large these arrangements, many of which have been in effect for many years, have been both economical and efficient and have served the taxpayers very well."

Senator **STAFFORD**. To assist the members of the committee who may have statements or questions to be submitted in writing, the record will remain open for several days. To facilitate further action by the committee, I ask that responses to the questions, be returned as soon as you conveniently can.

Mr. **CARMEN**. Yes.

Mr. **HAASE**. Yes.

Senator **STAFFORD**. Thank you very much for being here this morning.

The committee will be adjourned.

[Whereupon, at 11:37 a.m., the committee recessed, to reconvene at the call of the Chair.]

[Mr. Carmen's prepared statement, responses to written questions, a reply from NASA to a request for information, and the bill S. 452 follow:]

STATEMENT OF
GERALD P. CARMEN,
ADMINISTRATOR OF
THE GENERAL SERVICES ADMINISTRATION
BEFORE THE
SENATE COMMITTEE ON
ENVIRONMENT AND PUBLIC WORKS
ON JUNE 7, 1983

MR. CHAIRMAN AND MEMBERS OF THE COMMITTEE:

IT IS A PLEASURE TO APPEAR BEFORE YOU THIS MORNING TO SUPPORT THE EFFORTS OF THIS COMMITTEE TO REFORM THE PUBLIC BUILDING PRACTICES OF THE FEDERAL GOVERNMENT AND TO ESTABLISH LONG OVERDUE COMPREHENSIVE POLICIES TO MEET THE PUBLIC BUILDINGS NEEDS OF OUR GOVERNMENT.

WE ARE HERE TO DISCUSS THE FUTURE OF GSA'S PUBLIC BUILDINGS PROGRAM. IN THAT CONTEXT, IT IS IMPORTANT TO UNDERSTAND WHERE THE PROGRAM STANDS TODAY.

SIGNIFICANT PROGRESS HAS BEEN MADE IN THE LAST TWO YEARS THANKS TO THE STRONG LEADERSHIP OF OUR PUBLIC BUILDINGS SERVICE COMMISSIONER, RICHARD HAASE. THIS PROGRESS HAS OCCURRED WHILE DOING MORE WITH LESS. BUDGET OVERHEAD AND PERSONNEL LEVELS HAVE DECREASED. THE RESPONSE TIME TO FILL LEASE ACTION REQUESTS HAS BEEN REDUCED FROM AN AVERAGE OF 366 DAYS TO BELOW 200 DAYS. HOLDOVER LEASES HAVE GONE FROM A TOTAL OF 116 DOWN TO 46. THE TIME IT TAKES TO PROCURE AN ARCHITECT - ENGINEER CONTRACT HAS DROPPED FROM ONE YEAR TO SIX MONTHS. WE ARE PROUD TO SAY THE PRODUCTIVITY OF OUR WORKFORCE HAS IMPROVED. THANKS TO THEIR EFFORTS, RESPONSIVENESS TO OUR CLIENT AGENCIES HAS INCREASED.

THE AGENCY IS ALSO DELIVERING ITS SERVICES IN A MORE COST EFFECTIVE MANNER. FOR INSTANCE, A REVIEW OF OUR REGIONAL BUILDINGS MANAGEMENT PROGRAM IDENTIFIED AND IMPLEMENTED APPROXIMATELY $1.5 MILLION IN COST SAVINGS/COST AVOIDANCE. OUR MAJOR CONSTRUCTION AND REPAIR AND ALTERATIONS PROJECTS ARE, WITH

FEW EXCEPTIONS, ON BUDGET. THE COST PER SQUARE FOOT TO CLEAN OUR BUILDINGS HAS BEEN REDUCED SIGNIFICANTLY. BUDGETARY SAVINGS FROM CONTRACTING OUT BUILDINGS CLEANING SERVICES HAD BEEN ONE OF OUR PROUDEST ACCOMPLISHMENTS UNTIL CONGRESS PROHIBITED SUCH ACTIONS LAST YEAR. MILLIONS OF DOLLARS WERE SAVED BEFORE THIS PROGRAM WAS ELIMINATED.

WHILE PROGRESS HAS BEEN MADE, MUCH WORK STILL NEEDS TO BE DONE. CONTINUED IMPROVEMENTS IN THE PUBLIC BUILDINGS PROGRAM IS OUR NUMBER ONE PRIORITY. AS THE FEDERAL GOVERNMENT HAS DECREASED ITS SPACE NEEDS, MORE VACANT SPACE HAS APPEARED IN OUR INVENTORY. WHILE THE AGENCY IS AGGRESSIVELY TRYING TO BACKFILL, BUY OUT OF OR OUTLEASE THIS SPACE, VACANT SPACE REMAINS A MAJOR CHALLENGE AT THIS TIME. AN EVEN GREATER CHALLENGE IS TO CORRECT THE DETERIORATING STATE OF MANY GOVERNMENT-OWNED BUILDINGS.

THE TIME IT TAKES TO COMPLETE MAJOR CONSTRUCTION PROJECTS IS STILL TOO LONG. GSA IS WORKING TO REDUCE THE TIME IT TAKES TO BRING A BUILDING ON LINE FROM THE CURRENT PRACTICE OF 4 OR 5 YEARS DOWN TO 3 YEARS. ADVANCE DESIGN AUTHORITY WILL ENABLE US TO ACHIEVE MUCH OF THIS IMPROVEMENT.

SIGNIFICANT SAVINGS HAVE BEEN PRODUCED THROUGH OUR ENERGY CONSERVATION PROGRAM SINCE FY 73. HOWEVER, THE AGENCY STILL HAS MANY IMPROVEMENTS TO MAKE IN THIS AREA. PBS'S ADP AND TELECOMMUNICATIONS SYSTEMS ARE BEHIND THE STATE OF THE ART. A MASSIVE REORGANIZATION PROGRAM IN THIS AREA IS UNDER WAY NOW. WE ARE EXPECTING THIS PROGRAM TO PRODUCE COST SAVINGS AND MANAGEMENT IMPROVEMENT.

WHILE THE PUBLIC BUILDINGS PROGRAM HAS PROBLEMS, WE LOOK AT THOSE PROBLEMS AS CHALLENGES; CHALLENGES TO MAKE GSA LEANER, MORE EFFICIENT AND MORE RESPONSIVE TO OUR CLIENT AGENCIES. OUR BIGGEST CHALLENGE WILL BE TO IMPLEMENT THE PRESIDENT'S SPACE REDUCTION INITIATIVE. THIS VERY AMBITIOUS AND EXCITING PROGRAM THAT SEEKS TO REMOVE UNNEEDED AND UNDERUTILIZED SPACE COULD SAVE THE AMERICAN TAXPAYER AS MUCH AS $1.5 BILLION EACH YEAR. IT WILL BE GSA'S CHALLENGE TO LEAD ALL FEDERAL AGENCIES IN THIS EFFORT AND TO ELIMINATE THE RESULTING VACANT SPACE.

THE FEDERAL GOVERNMENT NEEDS A NEW PUBLIC BUILDINGS ACT. WE SUPPORTED THE EFFORTS OF THIS COMMITTEE IN THE LAST CONGRESS TO ENACT LEGISLATION SIMILAR TO S.452. MY EXPERIENCES IN THE MONTHS THAT FOLLOWED HAVE REAFFIRMED MY BELIEF THAT GSA MUST HAVE NEW LEGISLATION TO GIVE NEW DIRECTION TO THE PUBLIC BUILDING PRACTICES OF THE FEDERAL GOVERNMENT. MINDFUL THAT THE LEGISLATION NOW BEING CONSIDERED, IF ENACTED, WOULD SET THE DIRECTION OF THE PUBLIC BUILDINGS SERVICES OF GSA FOR MANY YEARS TO COME, MEMBERS OF MY STAFF AND THE COMMITTEE STAFF HAVE MET FREQUENTLY OVER THE PAST SEVERAL WEEKS TO SUGGEST REFINEMENTS AND IMPROVEMENTS TO SEVERAL OF THE PROVISIONS OF THE BILL NOW UNDER CONSIDERATION.

WE APPRECIATE THE RECEPTIVENESS OF THE STAFF TO THE AMENDMENTS WE HAVE SUGGESTED AND STRONGLY URGE THAT THE BILL, WHEN REPORTED BY THIS COMMITTEE, INCORPORATE OUR RECOMMENDATIONS.

S.452 WOULD REPEAL AND REPLACE THE PUBLIC BUILDINGS ACT OF 1959. THE 1959 ACT SETS FORTH NO PUBLIC BUILDING POLICIES AND DOES NOT

INCLUDE ADEQUATE AUTHORITIES UNDER WHICH THE GENERAL SERVICES ADMINISTRATION CAN PERFORM ITS MISSION TO HOUSE FEDERAL AGENCIES IN A MANNER WHICH IS ECONOMICAL AND EFFICIENT. THE 1959 ACT MERELY LEGISLATES AN AD HOC SYSTEM OF PROJECT AUTHORIZATION APPROVAL. THE NATURE OF THIS SYSTEM IS SUCH THAT IT PRECLUDES ADEQUATE PLANNING AND TIMELY ACTIONS. THE SYSTEM DOES NOT PLACE TIME LIMITS ON EITHER THE EXECUTIVE BRANCH OR THE CONGRESS. IT DISCOURAGES THE REVIEW OF PROJECTS AS THEY RELATE TO EITHER SHORT OR LONG-TERM PLANNING TO MEET THE HOUSING NEEDS OF THE GOVERNMENT. IN PRACTICE, THE PROJECT APPROVAL PROCESS TODAY IS HAPHAZARD AND NON-UNIFORM. WHILE THE 1959 ACT MAY HAVE BEEN AN IMPROVEMENT ON PREVIOUS LEGISLATION DEALING WITH PUBLIC BUILDINGS, IT DOES NOT WORK WELL TODAY AND CAUSES FRUSTRATION BOTH WITHIN THE CONGRESS AND GSA.

PUBLIC BUILDING REFORM MUST START WITH THE CHANGES IN THE MANNER IN WHICH PUBLIC BUILDING PROJECTS ARE AUTHORIZED AND FINANCED. THE ANNUAL CONGRESSIONAL AUTHORIZATION PROCESS FOR PUBLIC BUILDING PROJECTS WHICH S.452 MANDATES WOULD BRING DISCIPLINE AND ORDER INTO THE PROCESS. IT REQUIRES BOTH A FIVE-YEAR AND ANNUAL PLAN TO BE PREPARED BY GSA BY JANUARY OF EACH YEAR. IT ALSO CALLS FOR THIS COMMITTEE TO REPORT AN ANNUAL AUTHORIZATION BILL WITH CONGRESSIONAL ACTION BY MAY 15 OF EACH YEAR. IT ESTABLISHES A DEFINITIVE BASE ON WHICH THE APPROPRIATION COMMITTEES MAY APPROPRIATE FUNDS FOR PUBLIC BUILDINGS PROJECTS. WE STRONGLY SUPPORT THE NEW INITIATIVES S.452 WILL BRING TO THE PROJECT AUTHORIZATION PROCESS.

S.452 ALSO EXPANDS THE DEFINITION OF THE TERM "PUBLIC BUILDING" FROM THAT CONTAINED IN THE 1959 ACT. WE SUPPORT THIS CHANGE. WE DO APPRECIATE THE CONCERNS EXPRESSED BY SOME FEDERAL AGENCIES AND LEGISLATIVE COMMITTEES CONCERNING THE EXPANSION OF GSA AUTHORITY IN THE PUBLIC BUILDING AREA. HOWEVER, IT IS MY PERSONAL VIEW THAT THE FRAGMENTED APPROACH WHICH NOW EXISTS IN THE OVERALL PLANNING OF BUILDING PROGRAMS FOR THE ENTIRE GOVERNMENT -- WITH CONSTRUCTION AUTHORITY INDEPENDENTLY RESIDING IN MANY OTHER AGENCIES -- MAKES IT DIFFICULT TO ADOPT EFFECTIVE PLANNING STRATEGIES AND SET BUILDING PRIORITIES. S. 452 PERMITS GSA TO DELEGATE CONSTRUCTION AUTHORITY TO OTHER AGENCIES. WHEN AN AGENCY CAN SHOW THAT A DELEGATION WOULD PROMOTE EFFICIENCY AND ECONOMY, A DELEGATION WILL BE ISSUED. WHILE S. 452 MAY CHANGE THE PLANNING PROCESS, THE BILL CONTAINS SUFFICIENT FLEXIBILITY TO PERMIT THOSE AGENCIES WHICH HAVE UNIQUE TYPES OF ASSIGNED SPACE, OR WHICH DEMONSTRATE ABILITY TO MANAGE A CONSTRUCTION PROGRAM EFFICIENTLY, TO CONTINUE TO DO SO.

ANOTHER IMPORTANT REFORM THAT S.452 WOULD ACCOMPLISH IS THE EMPHASIS PLACED ON ACQUIRING GOVERNMENT-OWNED SPACE. GSA HAS BEEN COLLECTING RENT RECEIPTS FOR A NUMBER OF YEARS AND PRESENTLY OCCUPIES MANY BUILDINGS WHERE THE RENTAL PAYMENTS OVER THE YEARS EXCEED THE COST OF ORIGINAL CONSTRUCTION. OUR RENT BUDGET IS ONE WHICH ALREADY EXCEEDS $800 MILLION ANNUALLY. ONLY AS A RESULT OF THE REDUCTION IN THE SIZE OF THE FEDERAL GOVERNMENT AND OUR VIGOROUS EFFORT TO BRING ABOUT BETTER UTILIZATION OF EXISTING SPACE, CAN WE HOLD ANNUAL COSTS BELOW $1 BILLION FOR THE NEXT FEW YEARS. ONE METHOD OF INCREASING THE AMOUNT OF GOVERNMENT-OWNED

SPACE IS TO TAKE ADVANTAGE OF "OPPORTUNITY BUYS" PERMITTING GSA TO ACQUIRE LEASED OR OTHER EXISTING SPACE IN LOCATIONS WHERE MARKET CONDITIONS ARE FAVORABLE. "OPPORTUNITY BUYS" OFTEN REQUIRE QUICK DECISION MAKING. IT IS OUR HOPE THAT THE AUTHORIZATION BILL AND APPROPRIATION ACTS RESULTING FROM S.452 WILL PERMIT SUFFICIENT FLEXIBILITY TO ACCOMPLISH THIS OBJECTIVE. IN ADDITION TO "OPPORTUNITY BUY" AUTHORITY, THE AGENCY NEEDS ALL OF THE TOOLS THE PRIVATE SECTOR HAS AT ITS DISPOSAL TO ACHIEVE MAXIMUM EFFICIENCY IN ASSET MANAGEMENT.

THE PROPOSED BILL WOULD ALSO CHANGE THE EXISTING LEGAL STANDARD GOVERNING ACCESSIBILITY OF FEDERAL AND FEDERALLY-FINANCED BUILDINGS TO THE PHYSICALLY HANDICAPPED FROM THE CURRENT STANDARD OF "READY ACCESS" TO "FULLY ACCESSIBLE". GSA IS TOTALLY COMMITTED TO THE GOAL THAT ALL PUBLIC BUILDINGS BE ACCESSIBLE TO THE HANDICAPPED. MAKING CHANGES TO PUBLIC BUILDINGS TO ACCOMMODATE HANDICAPPED INDIVIDUALS IS A MAJOR PRIORITY OF OUR REPAIR AND ALTERATION PROGRAM. HOWEVER, THEE CHANGES MADE IN S.452 TO EXISTING LAW ARE UNCERTAIN IN BOTH THEIR FINANCIAL AND PROGRAMMATIC IMPACT. THEY MAY BE VERY COSTLY. ONE ESTIMATE THAT WE HAVE RECEIVED OF THE COST TO GSA ALONE TO IMPLEMENT THE CHANGES IS OVER $1 BILLION IN THE FIRST YEAR. WHEN THE EFFECTS OF THE PROPOSED CHANGES ARE COMPUTED GOVERNMENT-WIDE, THE TOTAL COST MUST SURELY BE SEVERAL TIMES THAT AMOUNT. MOREOVER, WE ARE NOT CONVINCED THAT THE CURRENT "READY ACCESS" STANDARD OF THE ARCHITECTURAL BARRIERS ACT, AS ENFORCED BY THE ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, IS INADEQUATE.

AS YOU KNOW, THE ISSUES INVOLVED IN THE FORMULATION OF THIS KIND OF POLICY ARE EXTRAORDINARILY SENSITIVE AND COMPLEX. IN OUR VIEW, THESE ISSUES WOULD BE FAR BETTER ADDRESSED THROUGH SEPARATE LEGISLATION, WHICH WOULD PERMIT A THOROUGH REVIEW AND DISCUSSION OF THE POTENTIAL EFFECTS -- BUDGETARY AND OTHERWISE -- OF AMENDING CURRENT LAW. FOR THESE REASONS, WE STRONGLY RECOMMEND DELETION OF THESE PROVISIONS FROM S.452.

SECTION 102 OF THE BILL ESTABLISHES WITHIN GSA A PUBLIC BUILDING SERVICE TO BE HEADED BY A COMMISSIONER. THE COMMISSIONER IS TO BE APPOINTED BY THE PRESIDENT BY AND WITH THE ADVICE AND CONSENT OF THE SENATE. AS A MATTER OF SOUND PUBLIC ADMINISTRATION, WE FEEL STRONGLY THAT HIGH LEVEL APPOINTED OFFICIALS OF THE AGENCY SHOULD BE SUBJECT TO THE APPOINTMENT AND REMOVAL AUTHORITY OF THE ADMINISTRATOR. THE ADMINISTRATOR IS A PRESIDENTIAL APPOINTEE SUBJECT TO SENATE CONFIRMATION. ULTIMATELY, IT IS THE ADMINISTRATOR WHO IS RESPONSIBLE FOR THE EXECUTION OF THE PROGRAMS OF THE PUBLIC BUILDINGS SERVICE. IF THE ADMINISTRATOR IS TO EXERCISE THAT RESPONSIBILITY -- AND BE HELD ACCOUNTABLE -- HE OUGHT THEN TO HAVE THE AUTHORITY TO APPOINT HIS CHIEF OFFICIALS AND TO REMOVE SUCH OFFICIALS FOR APPROPRIATE REASONS. SECTION 101 DIMINISHES THE ADMINISTRATOR'S CONTROL OVER THE PUBLIC BUILDINGS SERVICE AND THEREFORE DIMINISHES HIS RESPONSIBILITY FOR PROGRAM DIRECTION. GSA RECOMMENDS THAT SECTION 101 BE AMENDED TO DELETE THE REQUIREMENT THAT THE COMMISSIONER BE APPOINTED BY THE PRESIDENT.

THE AGENCY ALSO RECOMMENDS THAT THE PROVISIONS NAMING A "COMMISSIONER" AND A "PUBLIC BUILDINGS SERVICE" AND STATING THAT THE PUBLIC BUILDINGS PROGRAM BE RUN "THROUGH THE PUBLIC BUILDINGS SERVICE" BE DELETED. AN ADMINISTRATOR SHOULD HAVE THE FLEXIBILITY TO ORGANIZE AND NAME THE ELEMENTS WITHIN THE AGENCY IN A MANNER THAT HE FEELS BEST SERVES MANAGEMENT EFFICIENCY.

MR. CHAIRMAN, IN THE BEGINNING OF MY STATEMENT, I POINTED OUT THAT PUBLIC BUILDING REFORM MUST START WITH CHANGE IN THE MANNER IN WHICH PUBLIC BUILDINGS ARE AUTHORIZED AND FINANCED. A MORE RATIONAL PROCEDURE FOR PROJECT AUTHORIZATION AS CONTEMPLATED BY S.452 WILL MAKE LITTLE DIFFERENCE IF THE FEDERAL BUILDINGS FUND, THE ONLY SOURCE THAT GSA HAS TO FINANCE ITS REAL PROPERTY AND RELATED ACTIVITIES, CONTINUES TO HAVE ITS RESOURCES LIMITED BY ACTIONS OF THE CONGRESS IN REDUCING FUND INCOME BY FREEZING PAYMENTS BY AGENCIES TO THE FUND BELOW THE VALUE OF THE SPACE FURNISHED. FEDERAL AGENCY RENT -- KNOWN UNDER THE ACRONYM OF SLUC -- WAS FROZEN IN FISCAL YEAR 1983 AT THE FISCAL YEAR 1982 LEVEL. LAST WEEK, THE HOUSE APPROPRIATIONS COMMITTEE REPORTED OUT THE FISCAL YEAR 1984 BILL WHICH INCLUDED A 14 PERCENT LIMITATION ON SLUC, OR RENT, INCREASES.

REQUIRING AGENCIES TO PAY LESS THAN THE FAIR RENTAL VALUE OF BUILDINGS OCCUPIED DOES NOT REDUCE THE FEDERAL BUDGET SINCE AGENCY BUDGETS ARE NOT CORRESPONDINGLY REDUCED. IN FACT, THE OVERALL FEDERAL BUDGET IS INCREASED BECAUSE THE DISINCENTIVE TO REDUCE SPACE PRODUCES HIGHER LEASING COSTS. CONGRESSIONAL LIMITATIONS IN THIS AREA MERELY PROVIDE A MECHANISM FOR THE

FEDERAL BUILDINGS FUND TO FINANCE OR SUBSIDIZE INDIRECTLY OTHER AGENCY PROGRAMS NOT RELATED TO THE PUBLIC BUILDING PROGRAMS.

WE ARE ASKING THAT THE INCOME DUE THE FEDERAL BUILDINGS FUND NOT BE DIVERTED BY ESTABLISHMENT OF ARTIFICIAL LEVELS FOR SPACE COSTS PERMITTING AGENCIES TO DIVERT FUNDS TO OTHER PROGRAMS. WE SUPPORT THE GOAL STATED IN S. 452 THAT WITHIN TEN YEARS 80 PERCENT OF GOVERNMENT-CONTROLLED SPACE BE GOVERNMENT-OWNED. THAT WILL NOT BE ACCOMPLISHED UNLESS CONGRESS ALLOWS THE SLUC SYSTEM TO WORK AS IT WAS INTENDED.

THIS PROBLEM IS COMPOUNDED BY THE PRACTICE OF MANY AGENCIES ASKING THEIR APPROPRIATIONS SUBCOMMITTEES TO CUT THEIR RENT SO THAT THEIR BUDGET MIGHT BE LOWERED. AT THE SAME TIME THESE AGENCIES COMPLAIN THAT GSA IS NOT PROPERLY MAINTAINING THEIR BUILDINGS.

A STATED POLICY OF S. 452 IS THAT BUILDINGS BE DESIGNED, FURNISHED, AND MAINTAINED SO AS TO INSURE THE HIGHEST PRODUCTIVITY AND EFFICIENCY OF FEDERAL AGENCIES AND EMPLOYEES.

REDUCTIONS IN RENT, (SLUC), MAKE ATTAINMENT OF THE GOAL IMPOSSIBLE. IT IS EVEN DOUBTFUL THAT SLUC INCOME, NOT REDUCED BY CONGRESSIONAL ACTION, WOULD PROVIDE SUFFICIENT FUNDS TO MAINTAIN EXISTING FEDERAL BUILDINGS. IT MAY BECOME NECESSARY TO PROPOSE THAT A SURCHARGE BE LEVIED AGAINST OCCUPYING AGENCIES IN THE NEAR FUTURE IF WE ARE TO FORSTALL DETERIORATION IN THE FEDERAL BUILDING INVENTORY.

GSA IS ALREADY OPERATING WITH $350 MILLION LESS THAT COULD HAVE BEEN DEVOTED TO REPAIR AND ALTERATION AS A RESULT OF LAST YEAR'S FREEZE. IF CONGRESS IS SERIOUS ABOUT PREVENTING BUILDING DECAY, THE AGENCY MUST HAVE COMPLETE RENTAL, (SLUC), FUNDING.

IT IS THE DUTY AND RESPONSIBILITY OF GSA, OMB, THE HOUSE PUBLIC WORKS COMMITTEE, AND YOUR COMMITTEE, TO DO EVERYTHING WE CAN TO CONVINCE THE APPROPRIATIONS COMMITTEES AND THE CONGRESS AS A WHOLE, NOT TO REDUCE RENTAL, (SLUC), PAYMENTS. THE HEALTH AND SAFETY CONSIDERATIONS OF THE FEDERAL WORKFORCE REQUIRE NO LESS.

MR. CHAIRMAN, THAT COMPLETES MY STATEMENT. I WILL BE HAPPY TO ANSWER ANY QUESTIONS THAT YOU OR OTHER MEMBERS OF THE COMMITTEE MAY HAVE.

General
Services
Administration Washington, DC 20405

AUG 2 1983

Honorable Robert T. Stafford
Chairman
Committee on Environment and
Public Works
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

This is in response to your letter of June 9, 1983, regarding the series of questions for the record. Enclosed are the Public Buildings Service questions and answers as requested.

If I can be of further assistance, please feel free to contact me.

Sincerely,

Patricia Q. Schoeni

PATRICIA Q. SCHOENI
Acting Administrator

Enclosure

Question 1:

The following construction projects among those proposed in the February 16, 1982 PBS Management Plan, are nowhere contained in the list of projects for fiscal years 1983-1989 submitted to the Committee on April 12, 1983:

Philadelphia, PA	NARS Extension	$ 28,595,000	1987*
Los Angeles, CA	Federal Building	149,385,000	1987
Washington, DC	BLS Fed. Bldg.	119,423,000	1987
Baltimore, MD	HCFA Fed. Bldg.	200,001,000	1987
Olympia, WA	Fed. Bldg.	15,536,000	1987
Chicago, IL	Fed. Bldg.	$125,965,000	1988
Phoenix, AZ	Fed. Bldg.	133,459,000	1988
Philadelphia, PA	Fed. Bldg.	115,029,000	1988
Houston, TX	Fed. Bldg.	164,370,000	1988
Huntington, WV	Fed. Bldg.	13,274,000	1988
Hempstead, NY	Fed. Bldg.	33,965,000	1988

*Fiscal year proposed for funding in the 1982 Management Plan. Why have these projects been dropped from the plan? Are they projected for future years? Are there plans to substitute for them either new leases, lease-construction, or purchase?

Answer 1:

Philadelphia NARS Extension - This project is still included in our long range plans beyond FY 89 but for the immediate partial requirement, we have leased space for NARS as an interim solution.

Los Angeles, Phoenix, Houston and Huntington are targeted locations where we will actively seek commercial buildings for purchase.

Washington, DC - GSA has excessed the site on which we had planned to construct the proposed project. We are taking this action because we do not want the site to remain vacant for the length of time we anticipate it would take to obtain funding. The public interest will be better served by making it available for purchase by the private sector. In addition, we have proposed the Federal Triangle Federal Building project in Washington, plus we have designated this city as a potential location to purchase a commercial building.

Baltimore - The tenant agency (HCFA) wants to urgently consolidate their Medicare and Medicaid headquarters in the Baltimore area. Because they do not want to wait the time it takes to obtain funding for Federal construction, we are planning to submit a lease proposal to the Congress in the near future in place of the construction project.

Olympia, Chicago and Philadelphia FB - Due to funding limitations, these projects do not appear in the 83-89 plan but are still included in our long range plans beyond FY 89.

Hempstead - A negative 11(b) report was submitted to Congress on July 26, 1982. Therefore, the project was dropped from our plan.

Question 2:

In what ways do the projects for Federal construction listed in the Management Plan summary for fiscal years 1983-1989 meet the most critical national priorities for acquiring space?

Answer 2:

The projects in the plan were selected in locations where there are high leasing costs and where there is a large amount of leased space over government-owned. Also taken into consideration are U.S. Courts requirements and special use space such as border stations, NARS extensions, etc. where alternative housing means may be limited.

QUESTION 3:

What initiatives does GSA have to reduce the time needed to construct or to renovate Federal Buildings? Are there any legal requirements associated with the procurement process which impose unnecessary delays and should be chawged?

ANSWER 3:

Savings have been achieved by reducing the average architect-engineer procurement time frame from approximately 12 months as recorded prior to the end of Fiscal Year 1983 to a present time frame of approximately 6.5 months. More effective procurement planning and improved project scope definition have helped bring about this reduction. Additional internal administrative initiatives are planned to further reduce the average time frame to 5.5 months.

Also advanced design appropriations, when made for the full 100% design of projects one to two years prior to construction phase appropriations, will deliver a project one to two years earlier than the current method of fully funding the project at the onset. Although the total time is not reduced, a more rapid utilization of construction funding does occur. Other ways to reduce contruction time are to employ acquisition methods such as design-build, phased construction, etc.

There are no unreasonable statutory or regulatory requirements which impose unnecessary delays and which should be changed.

Question 4:

What mechanisms has GSA established to promulgate, monitor, and adjudicate the space utilization standards which require agencies to reduce their office workspace during fiscal year 1984? What progress has been made toward achieving the goal of 135 square feet per employee? Please provide data on past, present, and projected utilization rates.

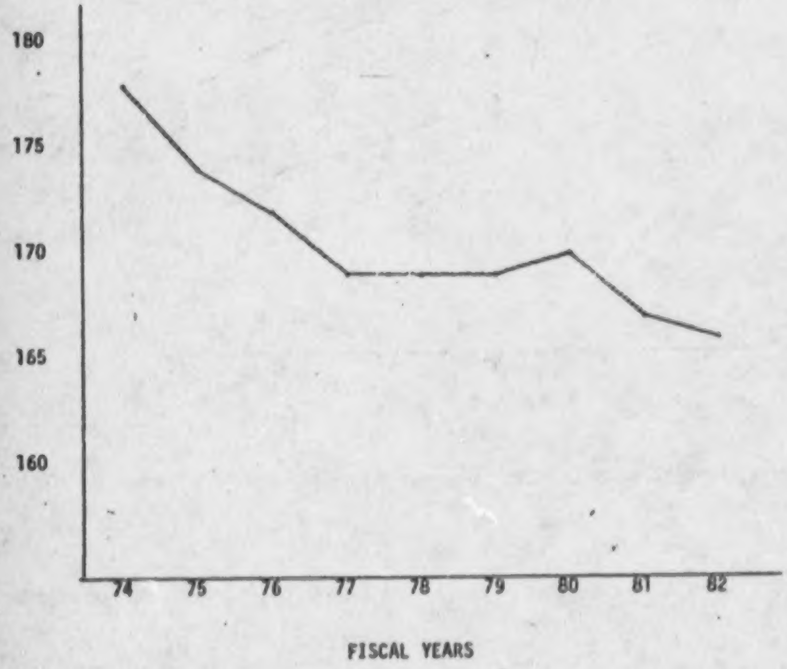
Answer 4:

On March 8 GSA issued Federal Property Management Temporary Regulation D-68, implementing the President's Space Reduction initiative. This regulation requires agencies to manage their GSA-controlled space to achieve an office utilization rate of 135. Agencies must develop annual plans. Their first plans, due in GSA by May 15, require agencies to achieve the 135 square foot objective or a minimum 10 percent improvement by September 30, 1984. Executive Order 12411 expands the GSA space reduction effort to all Government-controlled space.

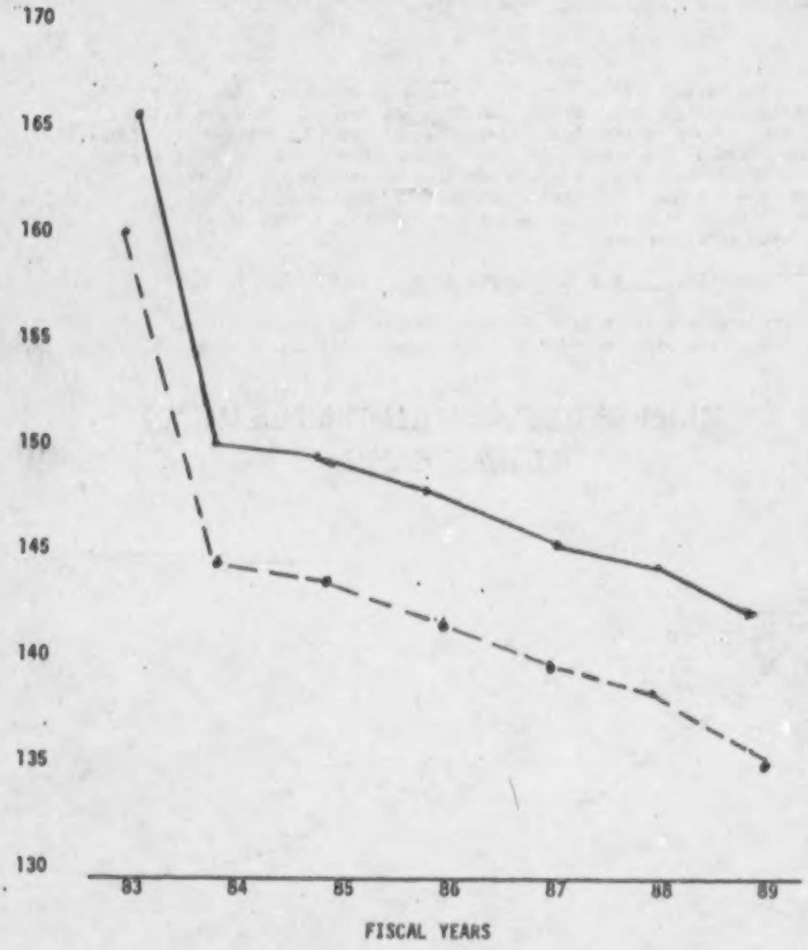
An FPMR implementing the E.O. was issued July 1, 1983.

Attached are charts indicating achievement of the 135 square feet per employment goal and past, present, and projected utilization rates.

ASSIGNED OFFICE SPACE UTILIZATION RATE (ACTUAL)
FY 1974 - FY 1982



ASSIGNED OFFICE SPACE UTILIZATION RATE (ESTIMATED)
FY 1983 - FY 1989



QUESTION 5:

How do your current five-year projections of space utilization, and Federal employment compare with those you submitted in 1982 Management Plan? Are there changes in the projections which would impair your ability to reach the 80% owned-to-leased housing ratio without increased resources for construction and purchase over what you project in your April 12 listing of 1983-1989 projects?

ANSWER 5:

In the 1982 Management Plan, PBS projected a steadily declining utilization rate, reaching 135 square feet per person by the end of FY 88. In the 1983 Management Plan, PBS projected a faster initial decline in utilization and then reaching 135 square feet per person by the end of FY 87. This revision is primarily due to Temporary Federal Property Management Regulation D-68 which requires GSA's client agencies to achieve a 10% utilization rate improvement or reach 135 square feet per person by the end of FY 84.

In the 1982 Management Plan, PBS projected a drop of 110,000 employees housed in GSA-controlled space, from the end of FY 81 to the end of FY 88. This reduction is a direct result of the Administration's February 82 proposed Government-wide reductions of 150,000 Federal employees. The 110,000 decline in GSA-controlled space was projected to occur in 55,000 decrements, the first from FY 81-84 and the second from FY 86-89. The FY 83 plan reflects the same decline projected over a longer period of time because current housing patterns do not indicate the reductions are occurring as fast as forecasted during the initial time frames.

The April 12, listing of 1983-1989 projects formed the basis of the 1983 Management Plan. In that plan PBS projects an owned-leased ratio of 70.1% in FY 89. In the FY 82 Management Plan, PBS projected an owned to leased ratio of 78.8%. The latest ratio is less because of less deliveries of new Government-owned space as well as a forecasted slower rate of disposal of excess lease space.

QUESTION 6:

To reach the goal of housing 80% of GSA's client population in Government-owned space, what is the anticipated percentage contribution of each of the following means: new construction, purchase of commercial office buildings, improved space utilization, and Federal workforce reductions?

ANSWER 6:

It is PBS policy to house client agencies in Government-owned space whenever feasible and cost effective. However, PBS has not established a set date by which it will achieve any specific owned-to-leased rate goal. The 80% owned-to-leased ratio is a long range target, not a specific goal for a specific date. Projects proposed in the Management Plan were evaluated on a lease by lease basis according to several criteria but no projects were included specifically to achieve a particular owned-to-leased ratio.

In the 1983 Management Plan, PBS projects 70.1% owned-to-leased ratio by the end of FY 89. The following factors contributed to achieving this goal:

	Percent Contribution
New Construction	9.9
Purchase of Commercial Buildings	15.3
Deliveries from Construction Projects started prior to FY 83	7.2
Utilization Improvement	33.4
Federal Workforce Reductions	34.2

To achieve an 80% owned to leased ratio in the outer years, PBS would have to house approximately 76,500 of the people projected to be housed in leased space in Government owned space. This requirement would be met by a combination of backfilling the 10.9 million square feet of vacant Government owned projected for 1989 space and the construction or acquisition of new Government owned space. A total of 19.62 million new or existing Government owned space would be required to house the 76,500 people which would result in a comparable reduction in the leased space inventory.

?

Question 7:

What is GSA's current assessment of the comparative life cycle costs of leasing versus Federal construction of a conventional office building? At what level does leasing cost per square foot make construction the more desirable alternative? Please take into account all operations, maintenance, and repair costs when making this comparison.

Answer 7:

GSA is required to include present value analyses in all prospectuses. Generally, in prospectuses that are now being prepared, the decisions are favoring ownership when annual rental rates for comparable leased space approach or exceed the low $20's per occupiable square foot. Experience has shown that the recent increases in rental costs are driving the analyses toward Government ownership. Therefore, in areas where rents are high, new construction is frequently the more favored alternative.

Question 8:

Some time ago GSA undertook an experimental delegation of building management authority to three Federal agencies in the Washington area. What is your evaluation of the experiment? Do you plan to extend this approach to other agencies?

Answer 8:

Although this program was initiated during FY 1982 the first building operational delegations (Department of Labor Building, Nassif Building) to other agencies only became effective on 10/1/82. The delegation of the Hoover and Justice Buildings to Department of Justice have only recently (May 1, 1983), become fully effective. Experience to date with this experiment, therefore, although generally favorable, has been quite limited. Consequently, it would be premature to draw any final conclusions regarding the merits of such a program. There are no immediate plans to extend this experiment to areas outside the Washington Metropolitan Area.

Question 9:

GSA is currently engaged in upgrading its data processing and data management system. What specific benefits will this produce and when can they be anticipated?

Answer 9:

PBS is replacing its 1972 Era Computer with in-house computers in each region and Central Office to obtain modern data base computing at an estimated annual savings of $3 million. The current system is saturated, software is difficult to maintain or modify, and unresponsive to users. The new system will be a full information environment system putting easy-to-use computing resources in every PBS office at the desk top level, integrating Word Processing, Data Processing Computerized Drawings, and Office Automation. Due to the immediate requirement for ADP support, office automation and localized computing will be implemented in the 1983-1984 span, through the use of primarily leased equipment. The main regional computers will be operational and office automation and localized computing equipment will be purchased in 1985.

QUESTION 10:

Which ten public buildings in GSA's inventory are most in need for critical repairs to preserve their value as assests of the Federal Government?

ANSWER:

The following are the ten GSA operated buildings most in need of repairs

Chicago, IL	Railroad Retiremnt. Bd.	844 N. Rush St.
Washington, DC	Liberty Loan	14th & D Sts., NW
"	Auditors	14th & C Sts. NW
"	Navy Yard Annex #159	4th & M Sts., SE
Washington, DC	Steam Distribution Complex	
"	Potomac Annex #2	23rd & E Sts., NW
"	Potomac Annex #3	" "
"	Potomac Annex #4	" "
"	Potomac Annex #5	" "
"	Potomac Annex #6	" "

Question 11:

Please provide the owned-to-leased ratios for the ten GSA regional headquarter cities and for the country's twenty-five largest SMSA's and for each of the fifty states and the District of Columbia.

Answer 11:

Percentages of Government-owned space in GSA regional cities are Boston 68%, New York 67%, Philadelphia 63%, Atlanta 29%, Chicago 73%, Kansas City 77%, Dallas-Ft. Worth 75%, Denver 66%, San Francisco 59%, Seattle 81%, and Washington, DC 52%.

25 largest SMSA's.

Rank	SMSA	% Govt-owned sq. ft.
1	New York	67
2	Chicago	73
3	Los Angeles	71
4	Philadelphia	63
5	Detroit	66
6	Boston	68
7	San Francisco	59
8	Washington, DC	52
9	Nassau-Suffolk, NY	0 *
10	Dallas-Ft. Worth	75
11	St. Louis	87
12	Pittsburgh	67
13	Houston	47
14	Baltimore	73
15	Newark	87
16	Minneapolis/St. Paul	69
17	Cleveland	78
18	Atlanta	29
19	Anaheim/Santa Ana	95
20	San Diego	81
21	Miami	33
22	Milwaukee	56
23	Seattle	81
24	Denver	66
25	Cincinnati	81

*This SMSA encompasses a very large geographical area which is primarily residential and rural. The Federal activities there are generally small and in widely scattered locations to meet necessary program requirements. For these reasons, they have been house in leased space.

Answer 11 (Cont.)

Fifty States:

State	%Gov't-Owned	State	%Gov't-Owned
AL	23%	ID	50%
AK	74%	IL	71%
AZ	36%	IN	87%
AR	70%	IA	86%
CA	67%	KS	66%
CO	59%	KY	68%
CT	67%	LA	71%
DE	79%	ME	84%
FL	48%	MD	73%
GA	37%	MA	70%
MI	69%	OR	48%
MN	75%	PA	59%
MS	67%	RI	46%
MO	82%	SC	69%
MT	46%	SD	85%
NE	82%	TN	49%
NV	50%	TX	63%
NH	94%	UT	75%
NJ	71%	VT	95%
NM	58%	VA	48%
NY	67%	WA	78%
NC	55%	WV	51%
ND	81%	WI	49%
OH	84%	WY	51%
OK	64%	HI	96%

12. Question

How much income has the Federal Buildings Fund received from space outleased pursuant to the Public Buildings Cooperative Use Act during FY 1982? How much do you expect to receive during FY 1983? FY 1984?

Answer

In FY 1982, income receive from space outleased pursuant to the Public Buildings Cooperative Use Act was $1,236,786. For 7 months of FY 83, our income is $758,901. We estimate that we will receive approximately $1,300,968 for the total year of FY 83. Our income for FY 1984, is expected to be about $1,400,000.

Question 13:

Are there any initiatives being prepared which recommend changes to the Federal Buildings Fund and the SLUC system in order to increase and render more predictable the revenues available for the PBS program?

Answer 13:

PBS continues to strongly advocate retention of the Federal Buildings Fund (FBF) and its business type approach to the management of the GSA controlled space inventory. Through the assessment of a user charge, which equates to rent in the private sector, space costs are identified to the using agency as a part of their total program costs. This provides space reduction incentives as well as enhancing Congressional oversight of space related activities through the budget process. To eliminate the user charge concept would be to turn back the clock to pre-FBF days, when agencies had no incentives whatsoever to limit their space requirements or improve the utilization of space since space was to them an essentially free commodity provided by GSA. In many respects, the intense lobbying by the agencies to eliminate the user charge is testimony to its effectiveness, however actions to freeze or otherwise reduce rates minimize that effectiveness.

While PBS desires to retain the concept of user charges it is now considering the possibility and the means of implementing changes in the FBF and SLUC system. The agency is studying the situation and is not yet ready to submit a proposal.

Question 14:

Is it cost-effective to use scarce resources for opportunity purchases of buildings rather than for the repair and alteration of buildings already in GSA's inventory?

Answer 14:

This would depend greatly on the merits of the individual case. More importantly, the same question could be raised with respect to repair and alteration of the existing inventory versus construction of a new Federal building. When dealing with scarce resources, we will always attempt to evaluate proposals on a project by project basis within the context of the overall program, and make our decisions accordingly.

Question 15:

Under current economic conditions, is the purchase of existing commercial buildings for use by the Federal Government more economical than new Federal construction?

Answer 15:

Under current conditions the purchase of existing buildings is often more economical and delivers space more rapidly. For example, our recent purchase of the Griffin Square Building in Dallas will be amortized in six years. Economic analyses in accordance with existing procedures will be prepared in the evaluation of all purchase proposals. The proposals must be evaluated on a case by case basis.

Question 16:

Do your regulations require that repairs and renovations to GSA buildings that are national historic landmarks, sites, or are on the national Register of Historic Places be carried out to the standards promulgated by the Secretary of the Interior? If not, why not?

Answer 16:

No, GSA's standards are comparable to those established by the Secretary of the Interior.

QUESTION 17:

Please provide a listing of all GSA buildings on the National Register of Historic Places with a description of each.

ANSWER:

See attached listing. All properties coded "1" or "2" under National Reg. Stat. are on the National Register. Condition of those properties may be considered generally good or better.

01/28/83

HISTORIC PROPERTY LIST
SORTED BY NC

PAGE 1

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT	HSR	LAST UPDATED	REGION
271	PENSION BUILDING NATIONAL BUILDING MUSEUM	5TH & F STS,N.W.	WASHINGTON	DC0030ZZ	2		4.5/80	83/01/28	NC
272	OLD EXECUTIVE OFFICE BUILDING	17TH ST & PA AVE,N.W.	WASHINGTON	DC0035ZZ	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
273	COSMOS CLUB (OLD)	725 MADISON PLACE,N.W.	WASHINGTON	DC0113AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
274	DOLLY MADISON HOUSE	1520 H ST,N.W.	WASHINGTON	DC0111AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
275	RATHBONE HOUSE	712 JACKSON PLACE,N.W.	WASHINGTON	DC0118AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
276	TROWBRIDGE HOUSE	708 JACKSON PLACE,N.W.	WASHINGTON	DC0117AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
277	MARY JESSUP BLAIR HOUSE	716 JACKSON PLACE,N.W.	WASHINGTON	DC0119AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
278	(SEE ADDRESS)	718 JACKSON PLACE,N.W.	WASHINGTON	DC0120AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
279	(SEE ADDRESS)	722 JACKSON PLACE,N.W.	WASHINGTON	DC0121AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
280	(SEE ADDRESS)	726 JACKSON PLACE,N.W.	WASHINGTON	DC0122AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
281	O'TOOLE-STEELE HOUSE	730 JACKSON PLACE,N.W.	WASHINGTON	DC0123AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
282	GLOVER HOUSE	724 JACKSON PLACE,N.W.	WASHINGTON	DC0124AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
283	BROWER-SCOTT HOUSE	736 JACKSON PLACE,N.W.	WASHINGTON	DC0125AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
284	(SEE ADDRESS)	740 JACKSON PLACE,N.W.	WASHINGTON	DC0126AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
285	(SEE ADDRESS)	744 JACKSON PLACE,N.W.	WASHINGTON	DC0127AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
286	BENJAMIN OGLE TAYLOE HOUSE	723 MADISON PLACE,N.W.	WASHINGTON	DC0112AA	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
287	VETERANS ADMINISTRATION BLDG	810 VERMONT AVE,N.W.	WASHINGTON	DC0007ZZ	1	LAFAYETTE SQ NAT LANDMARK H D		83/01/28	NC
288	COMMERCE BUILDING	14TH ST & CONSTN AVE,N.W.	WASHINGTON	DC0013ZZ	2	PA AVE NAT HIST SITE		83/01/28	NC
289	FEDERAL TRADE COMMISSION	17TH ST & CONST AVE,N.W.	WASHINGTON	DC0019ZZ	2	PA AVE NAT HIST SITE		83/01/28	NC
290	INTERNAL REVENUE SERVICE BLDG	1111 CONSTITUTION AVE,NW	WASHINGTON	DC0022ZZ	2	PA AVE NAT HIST SITE	3/81	83/01/28	NC

292	JUSTICE BUILDING	9TH ST & CONST AVE,N.W.	WASHINGTON	DC0023ZZ	②	PA AVE NAT HIST SITE	03/01/28	NC
293	US CUSTOMS SERVICE BUILDING	14TH ST & CONST AVE,N.W.	WASHINGTON	DC0522AB	②	PA AVE NAT HIST SITE	03/01/28	NC
294	FEDERAL BUILDING NEW POST OFFICE	12TH ST & PA AVE,N.W.	WASHINGTON	DC0028ZZ	②	PA AVE NAT HIST SITE 11/80	03/01/28	NC
295	CONNECTING WING	14TH ST & CONST AVE,N.W.	WASHINGTON	DC0523AB	②	PA AVE NAT HIST SITE	03/01/28	NC
296	INTERNATIONAL TRADE COMMISSION TARIFF COMMISSION	7TH & F STS,N.W.	WASHINGTON	DC0036ZZ	②	PA AVE NAT HIST SITE 6/81	03/01/28	NC
297	THE NATIONAL ARCHIVES	7TH ST & PA AVE,N.W.	WASHINGTON	DC0006ZZ	②	PA AVE NAT HIST SITE	03/01/28	NC
298	OLD POST OFFICE	12TH ST & PA AVE,N.W.	WASHINGTON	DC0029ZZ	②	PA AVE NAT HIST SITE 4,12/77	03/01/28	NC
299	WINDER BUILDING	600 17TH ST,N.W.	WASHINGTON	DC0048ZZ	②		03/01/28	NC
300	AGRICULTURE ADMIN BLDG	12TH ST & JEFFERSON DR,SW	WASHINGTON	DC0003ZZ	②		03/01/28	NC
301	US COURT OF MILITARY APPEALS	450 E ST,N.W.	WASHINGTON	DC0016AA	②		03/01/28	NC
302	WEST HEATING PLANT	29TH & K STS,N.W.	WASHINGTON	DC0002ZZ	①	GEORGETOWN HISTORIC DISTRICT	03/01/28	NC
303	AUDITORS COMPLEX (MAIN BLDG)	14TH ST & INDEPEND AVE,SW	WASHINGTON	DC0501BC	②	2/79	03/01/28	NC
304	AUDITORS COMPLEX (ANNEX 1)	14TH ST & INDEPEND AVE,SW	WASHINGTON	DC0502BC	②	2/79	03/01/28	NC
305	AUDITORS COMPLEX (ANNEX 2)	14TH ST & INDEPEND AVE,SW	WASHINGTON	DC0503BC	②	2/79	03/01/28	NC
306	AUDITORS COMPLEX (ANNEX 3)	14TH ST & INDEPEND AVE,SW	WASHINGTON	DC0504BC	②	2/79	03/01/28	NC

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                                                                                        83/01/28   NC
329  FHD BLDG                     320 1ST ST,N.W.            WASHINGTON       DC0075ZZ  6
                                                                                        83/01/28   NC
330  E ST COMPLEX - CENTRAL BLDG  2430 E ST,N.W.             WASHINGTON       DC0531AC  6
                                                                                        83/01/28   NC
331  E ST COMPLEX - EAST BUILDING 2430 E ST,N.W.             WASHINGTON       DC0532AC  6
                                                                                        83/01/28   NC
332  E ST COMPLEX - SOUTH BUILDING 2430 E ST,N.W.            WASHINGTON       DC0533AC  6
                                                                                        83/01/28   NC
333  AGRICULTURE SOUTH BUILDING   14TH ST & INDEPEND AVE,SW WASHINGTON        DC0005ZZ  6
                                                                                        83/01/28   NC
334  GENERAL SERVICES ADMIN BLDG  18TH & F STS,N.W.          WASHINGTON       DC0021ZZ  6
                                                                                        83/01/28   NC
335  DEPT OF THE INTERIOR         18TH & E STS,N.W.          WASHINGTON       DC0020ZZ  6
                                                                                        83/01/28   NC
336  DEPT OF THE INTERIOR - SOUTH 18TH & E STS,N.W.          WASHINGTON       DC0032ZZ  6
                                                                                        83/01/28   NC
337  HEALTH & HUMAN SERV BLDG - N. 4TH & C STS,S.W.          WASHINGTON       DC0034ZZ  6
                                                                                        83/01/28   NC
338  MARY E. SWITZER MEMORIAL BLDG 330 C ST,S.W.             WASHINGTON       DC0033ZZ  6
                                                                                        83/01/28   NC
339  LAFAYETTE BUILDING           811 VERMONT AVE,N.W.       WASHINGTON       DC0026ZZ  6
                                                                                        83/01/28   NC


RECORDS SELECTED    [illegible]
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HISTORIC PROPERTY LIST
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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT HSE	LAST UPDATED	REGION
60	A.A.RIBICOFF FED BLDG & CT HSE	135 HIGH ST	HARTFORD	CT0013	2		82/12/21	01
61	U.S.CUSTOMHOUSE	150 BANK ST	NEW LONDON	CT0027ZZ	2		82/12/21	01
62	U.S.COURTHOUSE	156 FEDERAL ST	PORTLAND	ME0034ZZ	2		82/12/21	01
63	U.S.CUSTOMHOUSE	312 FORE ST	PORTLAND	ME0035ZZ	2		82/12/21	01
64	U.S.CUSTOMHOUSE	2 INDIA ST	BOSTON	MA0012ZZ	2	PART OF CH HSE DISTRICT	82/12/21	01
65	U.S.CUSTOMHOUSE	37 N.2ND ST	NEW BEDFORD	MA0076ZZ	1	IN NAT HIST LDMK DISTRICT ?	82/12/21	01
66	FED BLDG U.S.COURTHOUSE	KENNEDY PLAZA	PROVIDENCE	RI0009ZZ	2		82/12/21	01
67	JOHN E. FOGARTY FED BLDG FORMERLY U.S.CUSTOMHOUSE	24 WEYBOSSETT ST	PROVIDENCE	RI0007ZZ	2		82/12/21	01
68	FED BLDG	118 SOUTH ST	BENNINGTON	VT0004ZZ	2		82/12/21	01
69	FED BLDG	MAIN & 2ND STS	NEWPORT	VT0012ZZ	2		82/12/21	01
70	U.S.PO & CT HSE	CHURCH & COURT STS	NEW HAVEN	CT0024ZZ	4		82/12/21	01
71	FED BLDG U.S.PO	120 HANOVER ST	MANCHESTER	NH0015	4		82/12/21	01
72	JOHN O. PASTORE FED BLDG U.S.PO		PROVIDENCE	RI0010	4		82/12/21	01
73	JOHN W. MCCORMACK PO & CT HSE	POST OFFICE SQ	BOSTON	MA0013ZZ	6		83/01/20	01
74	FED BLDG U.S.CT HSE	436 DWIGHT ST	SPRINGFIELD	MA0095ZZ	6		83/01/20	01
75	UNION STATION		NEW LONDON	CT3266	5		82/12/21	01
76	1 DOCK SQUARE BUILDING	16-18 NORTH ST	BOSTON	MA5569	5		82/12/21	01

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NSR	LAST UPDATED	REGION
77	FEDERAL OFFICE BUILDING U.S.APPRAISERS WAREHOUSE	641 WASHINGTON ST	NEW YORK	NY0132ZZ	2		82/12/21	02
78	U.S.CUSTOMHOUSE	BOWLING GREEN	NEW YORK	NY0131ZZ	1	'78;'82	82/12/21	02
79	U.S.CUSTOMHOUSE	127 N.WATER ST	OGDENSBURG,ST.LAW.CO	NY0651OC	2		82/12/21	02
80	U.S.POST OFFICE & CUSTOMHOUSE DANISH W.INDIA & GUINEA WHSE	CHURCH & COMPANY STS.	CHRSTNSTED,ST.CROIX	VI0002ZZ	2		82/12/21	02
81	PO & CT HSE	3RD,FRKLN,JOHN,CATHERINE	UTICA	NY	4		82/12/21	02
82	FED BLDG & CT HSE	COMERCIO & SAN JUSTO STS	SAN JUAN	PR0003ZZ	6		83/01/20	02
83	FARM AND HOME CENTER (PART OF ROYCRAFT CAMPUS)	21 SOUTH GROVE ST	EAST AURORA	NY	5		82/12/21	02
84	U.S.CUSTOMHOUSE	2245 WHIRLPOOL ST	NIAGARA FALLS	NY	5		82/12/21	02
85	SCHUYLER CO. CT HSE COMPLEX	FRANKLIN ST	WATKINS GLEN	NY	5		82/12/21	02
86	CHRISTIANSTED NAT HIST SITE GOVERNMENT HOUSE	KING,QUEEN,QNS CROSS STS	ST. CROIX	VI	5		82/12/21	02

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NSR	LAST UPDATED	REGION
87	U.S.CUSTOMHOUSE	40 S.GAY ST	BALTIMORE	MD0006ZZ	2	11/79	82/12/21	03
88	FED BLDG	270 SENECA ST	OIL CITY	PA0139ZZ	2		82/12/21	03
89	FED BLDG OLD COURTHOUSE	9TH & MARKET STS	PHILADELPHIA	PA0143ZZ	2		82/12/21	03
90	U.S. CUSTOMHOUSE	2ND & CHESTNUT STS	PHILADELPHIA	PA0144ZZ	2		82/12/21	03
91	U.S.PO & CT HSE	322 E.WOOD ST.	BIG STONE GAP	VA0020ZZ	2		82/12/21	03
92	U.S.CUSTOMHOUSE	101 E.MAIN ST	NORFOLK	VA0053ZZ	2		82/12/21	03
93	U.S.PO & CT HSE	10TH & MAIN STS	RICHMOND	VA0063ZZ	2		82/12/21	03
94	U.S.PO & CT HSE EEE FEDERAL BUILDING	601 FEDERAL ST	BLUEFIELD	WV003ZZ	2		82/12/21	03
95	U.S.PO & CT HSE	9TH & 5TH AVES	HUNTINGTON	WV0016GG	2	1/81	82/12/21	03
96	FED AVIATION ADMIN RECORDS CENTER	300 W.KING ST	MARTINSBURG	WV0023ZZ	2	8/78	82/12/21	03
97	FED BLDG U.S.PO	LAFAYETTE & 7TH STS	MOUNDSVILLE	WV0026ZZ	2		82/12/21	03
98	U.S.PO,CT HSE & CH HSE	12TH & CHAPLIN STS	WHEELING	WV	2	9/77	82/12/21	03
99	FED BLDG	127 W.BRADY ST	DUBOIS	PA0054ZZ	6		83/01/20	03
100	FED BLDG	145 E.BROAD ST	HAZELTON	PA0080ZZ	6		83/01/20	03
101	FED BLDG	34 W.PETER ST	UNIONTOWN	PA0240ZZ	6		83/01/20	03
102	FED BLDG	BANK & MAIN STS	SUFFOLK	VA0074ZZ	6		83/01/20	03
103	U.S.PO,FED BLDG & CT HSE	NEVILLE & WOODLAWN	BECKLEY	WV002XX0	6		83/01/20	03
104	LEHIGH COUNTY COURT HOUSE	5TH & HAMILTON STS	ALLENTOWN	PA0320ZZ	5		82/12/21	03

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NSR	LAST UPDATED	REGION
1	FED BLDG & CT HSE	1129 NOBLE ST	ANNISTON	AL0002ZZ	2		82/12/21	04
2	FED BLDG & CT HSE	1800 5TH AVE,N.	BIRMINGHAM	AL0011ZZ	2		82/12/21	04
3	FED BLDG & CT HSE	100 WEST TROY ST	DOTHAN	AL0019ZZ	2		82/12/21	04
4	FED BLDG & CT HSE	600 BROAD ST	GADSDEN	AL0028ZZ	2		82/12/21	04
5	FED BLDG & CT HSE	701 AVENUE A	OPELIKA	AL0046ZZ	2		82/12/21	04
6	FED BLDG & CT HSE	908 ALABAMA AVE	SELMA	AL0055ZZ	2		82/12/21	04
7	FED BLDG,CT HSE,PO	601 N. FLORIDA AVE	TAMPA	FL0051ZZ	2		82/12/21	04
8	FED BLDG & CT HSE	126 WASHINGTON ST, S.E.	GAINESVILLE	FL0044ZZ	2		82/12/21	04
9	COURTHOUSE U.S. CT HSE OF APPEALS	FORSYTH & WALTON STS	ATLANTA	GA0008ZZ	2	3/81	82/12/21	04
10	FED BLDG & CT HSE	MULBERRY & 3RD STS	MACON	GA0057ZZ	2		82/12/21	04
11	COURTHOUSE	1-3 E.BAY ST	SAVANNAH	GA0076ZZ	2		82/12/21	04
12	FED BLDG & CT HSE	125 BULL ST	SAVANNAH	GA0078ZZ	2		82/12/21	04
13	FED BLDG & CT HSE	MAIN & E.3RD STS	LONDON	KY0043ZZ	2		82/12/21	04
14	PO & CT HSE	245 E. CAPITOL ST	JACKSON	MS0031ZZ	2	YES	82/12/21	04
15	FED BLDG	BATTERY PARK AVE	ASHEVILLE	NC0004ZZ	2	5/82	82/12/20	04
16	CHARLES R. JONAS FED BLDG	410 W.TRADE ST	CHARLOTTE	NC0013ZZ	2		82/12/21	04
17	FED BLDG,CT HSE,PO	E.MAIN & N.MARTIN	ELIZABETH CITY	NC0020ZZ	2	YES	82/12/21	04
18	FED BLDG & CT HSE	WATER,MARKET,PRINCESS STS	WILMINGTON	NC0085ZZ	2		82/12/21	04

HISTORIC PROPERTY LIST
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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NHR	LAST UPDATED	REGION
19	FED BLDG & CT HSE	315 MCDUFFIE ST	ANDERSON	SC0004ZZ	2	INCL AS PART OF A DISTRICT	82/12/21	04
20	CUSTOMHOUSE	200 E.BAY ST	CHARLESTON	SC0011ZZ	2	5/82	82/12/21	04
21	PO & CT HSE	BROAD & MEETING STS	CHARLESTON	SC0012ZZ	2		82/12/21	04
22	FED BLDG	MAIN & WYLIE STS	CHESTER	SC0014ZZ	2	INCL AS PART OF A DISTRICT	82/12/21	04
23	NASHVILLLE UNION STATION	1000 BROADWAY	NASHVILLE	TN0132ZZ	2	11/80	82/12/21	04
24	FED BLDG & CT HSE	113 ST. JOSEPH ST	MOBILE	AL0039AB	6		83/01/20	04
25	PO & CT HSE	15 LEE ST	MONTGOMERY	AL0043ZZ	6		83/01/20	04
26	FED BLDG & CT HSE	1ST,LEE,JACKSON,BAY STS	FORT MYERS	FL0013ZZ	6		83/01/20	04
27	PO & CT HSE	311 W.MONROE ST	JACKSONVILLE	FL0016ZZ	6		83/01/20	04
28	PO & CT HSE	COR. SIMONTON & CAROLINA	KEY WEST	FL0019ZZ	6		83/01/20	04
29	PO & CT HSE	300 NE 1ST AVE	MIAMI	FL0029ZZ	6		83/01/20	04
30	PO & CT HSE	PALAFOX & CHASE STS	PENSACOLA	FL0039ZZ	6		83/01/20	04
31	FED BLDG	111 S. ORANGE AVE	SARASOTA	FL0046ZZ	6		83/01/20	04
32	PO & CT HSE	110 E.PARK AVE & N.ADAM	TALLAHASSEE	FL0049ZZ	6		83/01/20	04
33	PO & CT HSE	HANCOCK AVE	ATHENS	GA0005ZZ	6		83/01/20	04
34	COURTHOUSE	FORD & WALKER STS	AUGUSTA	GA0009ZZ	6		83/01/20	04
35	PO & CT HSE	12TH ST & 2ND AVE	COLUMBUS	GA0025ZZ	6		83/01/20	04
36	FED BLDG & CT HSE	FRANKLIN ST	DUBLIN	GA0036ZZ	6		83/01/20	04

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NBR	LAST UPDATED	REGION
37	FED BLDG & CT HSE	242 E.MAIN ST	BOWLING GREEN	KY0006ZZ	6		83/01/20	04
38	FED BLDG	4TH & MAIN STS	DANVILLE	KY0016ZZ	6		83/01/20	04
39	PO & CT HSE	LIMESTONE ST	LEXINGTON	KY0042ZZ	6		83/01/20	04
40	PO,CT HSE,CM HSE	601 W.BROADWAY	LOUISVILLE	KY0045ZZ	6		83/01/20	04
41	FED BLDG,PO,CT HSE	FREDERICA & 5TH STS	OWENSBORO	KY0058ZZ	6		83/01/20	04
42	FED BLDG & CT HSE	501 BROADWAY	PADUCAH	KY0059ZZ	6		83/01/20	04
43	MISSISSIPPI RIVER COMMISSION	1400 WALNUT ST	VICKSBURG	MS0071ZZ	6		83/01/20	04
44	PO & CT HSE	CRAWFORD & MONROE STS	VICKSBURG	MS0055ZZ	6		83/01/20	04
45	PO & CT HSE	OTIS & POST STS	ASHEVILLE	NC0005ZZ	6		83/01/20	04
46	FED BLDG,PO & CT HSE	324 W. MARKET ST	GREENSBORO	NC0020ZZ	6		83/01/20	04
47	FED BLDG	COR. EVANS & 3RD STS	GREENVILLE	NC0029ZZ	6		83/01/20	04
48	FED BLDG	4TH & CHURCH STS	HENDERSONVILLE	NC0032ZZ	6		83/01/20	04
49	FED BLDG	MAIN & COURT STS	RUTHERFORDTON	NC0065ZZ	6		83/01/20	04
50	CT HSE	1100 LAUREL ST	COLUMBIA	SC0018ZZ	6		83/01/20	04
51	FED BLDG & CT HSE	300 E.WASHINGTON ST	GREENVILLE	SC0028ZZ	6		83/01/20	04
52	PO & CT HSE	MAIN & CALDWELL STS	ROCK HILL	SC0040ZZ	6		83/01/20	04
53	FED BLDG & CT HSE	201 MAGNOLIA ST	SPARTANBURG	SC0041ZZ	6		83/01/20	04
54	FED BLDG	COR. MAIN & CALDWELL	SUMTER	SC0044ZZ	6		83/01/20	04

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RECORD PROPERTY NAME               ADDRESS              CITY            BUILDING  NATIONAL DISTRICT
NUMBER OTHER NAME                                                       OR STATE  REG STAT   HSR    LAST UPDATED  REGION
   55  FED BLDG                    MAIN ST               UNION           SC0045ZZ    6
                                                                                                      83/01/20        04
   56  FED BLDG                    2ND & LEGION STS      CLARKSVILLE     TN0007ZZ    6
                                                                                                      83/01/20        04
   57  PO & CT HSE                                       CHATTANOOGA     TN          6
                                                                                                      83/01/20        04
   58  FED BLDG & CT HSE           S.GARDEN & 8TH STS    COLUMBIA        TN0010ZZ    6
                                                                                                      83/01/20        04
   59  PO & CT HSE                 BROAD & WALNUT STS    COOKEVILLE      TN0011ZZ    6
                                                                                                      83/01/20        04


RECORDS SELECTED    59
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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NSR	LAST UPDATED	REGION
105	FED OFFICE BLDG	RANDOLPH & CHURCH STS	CHAMPAIGN	IL002777	2		83/01/18	05
106	FED BLDG & CT HSE	46 E.OHIO ST	INDIANAPOLIS	IN004877	2		83/01/18	05
107	U.S.PO	4TH & FERRY ST	LAFAYETTE	IN	2		83/01/18	05
108	FED CTR, BLDG 2	24 N.WASHINGTON AVE	BATTLE CREEK	MI0503BC	2		83/01/18	05
109	FED CTR, BLDG 2A	24 N.WASHINGTON AVE	BATTLE CREEK	MI0504BC	2		83/01/18	05
110	FED CTR, BLDG 2B	24 N.WASHINGTON AVE	BATTLE CREEK	MI0505BC	2		83/01/18	05
111	FED CTR, BLDG 2C	24 N.WASHINGTON AVE	BATTLE CREEK	MI0506BC	2		83/01/18	05
112	FED BLDG,PO,CT HSE	315 W.ALLEGAN ST	LANSING	MI	2		83/01/19	05
113	FED BLDG,CT HSE	526 WATER ST	PORT HURON	MI	2		83/01/19	05
114	FED BLDG,CT HSE	201 SUPERIOR AVE,N.E.	CLEVELAND	OH003377	2		83/01/19	05
115	PO (OLD)	121 E. STATE ST	COLUMBUS	OH0047ZZ	2	4/81	83/01/19	05
116	FED BLDG & CT HSE	517-519 E.WISCONSIN AVE	MILWAUKEE	WI004477	2	10/81	83/01/19	05
117	FED BLDG	401 S.HIGH ST	MUNCIE	IN0074ZZ	4		83/01/19	05
118	PO & CT HSE	750 MISSOURI AVE	EAST SAINT LOUIS	IL	4		83/01/19	05
119	FED BLDG	1ST & WATER STS	ALPENA	MI000577	4		83/01/19	05
121	MAJESTIC BUILDING	47 S.PENNSYLVANIA	INDIANAPOLIS	IN	5		83/01/19	05
122	HHS-SSA	303-305 W.MAIN ST	MADISON	IN1592ZZ	5		83/01/19	05
123	O.T.JOHNSON	125 E.MAIN ST	GALESBURG	IL	5		83/01/19	05

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RECORD PROPERTY NAME                  ADDRESS                      CITY                   BUILDING  NATIONAL DISTRICT
NUMBER OTHER NAME                                                                          OR STATE  REG STAT   USR    LAST UPDATED  REGION

  124  CASTLE STATION BUILDING        500 FEDERAL ST               SAGINAW                 MI1803ZZ     5
                                                                                                                        03/01/19      05
  125  BUTLER SQUARE BUILDING         100 N.6TH ST                 MINNEAPOLIS             MN1519ZZ     5
                                                                                                                        03/01/19      05
  126  (SEE ADDRESS)                  51 E.4TH ST                  WINONIA                 MN           5
                                                                                                                        03/01/19      05
  127  ATLAS BUILDING                 10 E.LONG                    COLUMBUS                OH1871ZZ     5
                                                                                                                        03/01/19      05
  128  LAVEQUE LINCOLN TOWER          50 W.BROAD ST                COLUMBUS                OH1713ZZ     5
                                                                                                                        03/01/19      05
  129  CENTER COURTHOUSE              23-29 S.PARK PL              NEWARK                  OH1971ZZ     5
                                                                                                                        03/01/19      05
  130  FORD INDUSTRIES SQ.BLDGS 2 & 4 FORD INDUSTRIES SQUARE       TOLEDO                  OH1982ZZ     5
                                                                                                                        03/01/19      05
  131  OLD COURTHOUSE                 BLOCK 61                     BAYFIELD                WI1521ZZ     5
                                                                                                                        03/01/19      05



RECORDS SELECTED    26
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RECORD PROPERTY NAME                ADDRESS                    CITY              BUILDING  NATIONAL DISTRICT
NUMBER OTHER NAME                                                                OR STATE  REG STAT   HSR    LAST UPDATED  REGION
  132  FED BLDG & CT HSE            101 1ST ST                  CEDAR RAPIDS      IA0013XX    2     MAY'S ISLAND HISTORIC DISTRIC
                                                                                                              83/01/19      06
  133  HERBERT HOOVER LIBRARY       219 S.DOWNEY ST             WEST BRANCH       IA0208XX    2     7 HOOVER HISTORIC SITE
                                                                                                              83/01/19      06
  134  EISENHOWER'S HOME            201 4TH ST,S.E.             ABILINE           KS0515AB    2
                                                                                                              83/01/19      06
  135  CH HSE & PO                  8TH & OLIVE STS             SAINT LOUIS       MO0074XX    1
       OLD POST OFFICE                                                                             '76;8/79   83/01/19      06
  136  PO & CT HSE                  401 N.MARKET ST             WICHITA           KS0074XX    4
                                                                                                              83/01/19      06
  137  (SEE ADDRESS)                SE COR BOLIVAR & MAIN STS JEFFERSON CITY      MO1635      5
                                                                                                              83/01/19      06
  138  MIDLAND BUILDING             1221 BALTIMORE              KANSAS CITY       MO1657      5
                                                                                                              83/01/19      06
  139  PROFESSIONAL BUILDING        1103 GRAND AVE              KANSAS CITY       MO1669      5
                                                                                                              83/01/19      06
  140  SCARRITT BUILDING            818 GRAND                   KANSAS CITY       MO1303      5
                                                                                                              83/01/19      06
  141  UPTOWN THEATER               3710 BROADWAY               KANSAS CITY       MO          5
                                                                                                              83/01/19      06
  142  FEATHER BUILDING             807-809 N.2ND ST            SAINT LOUIS       MO          5
                                                                                                              83/01/19      06
  143  LEVEE BUILDING               800 N.3RD 2ND ST            SAINT LOUIS       MO          5
                                                                                                              83/01/19      06
  144  AQUILA COURT                 1615 HOWARD                 OMAHA             NE1315      5
                                                                                                              83/01/19      06
  145  CITY NATIONAL BANK BUILDING  405 S. 16TH ST              OMAHA             NE1268      5
                                                                                                              83/01/19      06


RECORDS SELECTED    14
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01/28/83

HISTORIC PROPERTY LIST
SORTED BY 07

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT HSR	LAST UPDATED	REGION
146	CH HSE	432 CANAL ST	NEW ORLEANS	LA0033ZZ	①		83/01/19	07
147	FIFTH CIRCUIT COURT OF APPEALS	600 CAMP ST	NEW ORLEANS	LA0035ZZ	②		83/01/19	07
148	FED BLDG	MISSISSIPPI & VIENNA	RUSTON	LA0041ZZ	②		83/01/19	07
149	FED BLDG	CATHEDRAL PL	SANTA FE	NM0016ZZ	②		83/01/19	07
150	FED BLDG & PO	S.FEDERAL PL	SANTA FE	NM0032ZZ	②		83/01/19	07
151	NATIONAL PARK SERVICE BUILDING	OLD PECOS RD	SANTA FE	NM0017ZZ	②		83/01/19	07
152	CT HSE	FEDERAL PL & WASHINGTON	SANTA FE	NM0015ZZ	②		83/01/19	07
153	PO,CT HSE & FED BLDG	ROBINSON & 3RD STS	OKLAHOMA CITY	OK0044CT	②		83/01/19	07
154	FED BLDG & CT HSE	POST & 20TH STS	GALVESTON	TX0080ZZ	②		83/01/19	07
155	CH HSE	701 SAN JACINTO ST	HOUSTON	TX0191ZZ	②		83/01/19	07
156	FEDERAL CENTER	651 S.MAIN ST	SAN ANTONIO	TX0652SA	②		83/01/19	07
157	PO & CT HSE	615 E.HOUSTON ST	SAN ANTONIO	TX	②	IN NAT REGISTER HISTORIC DIST	83/01/19	07
158	FED BLDG	123 4TH ST,S.W.	ALBUQUERQUE	NM0501AQ	3		83/01/19	07
159	FED BLDG	421 GOLD AVE,S.W.	ALBUQUERQUE	NM0502AQ	3		83/01/19	07
160	FED BLDG	BROADWAY & WALNUT ST	BLYTHEVILLE	AR0006ZZ	6		83/01/19	07
161	PO & CT HSE	S.6TH & ROGERS AVE	FORT SMITH	AR0027ZZ	6		83/01/19	07
162	PO & CT HSE	600 W.CAPITOL	LITTLE ROCK	AR0030ZZ	6		83/01/19	07
163	FED BLDG	115 S.DENVER	RUSSELLVILLE	AR0052ZZ	6		83/01/19	07

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HISTORIC PROPERTY LIST
SORTED BY 07

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NSR	LAST UPDATED	REGION
164	FOREST SERVICE BUILDING	MAIN & FARGO	RUSSELLVILLE	AR0051ZZ	6		83/01/19	07
165	PO & CT HSE	5TH & STATE LINE AVE	TEXARKANA	AR0057ZZ	6		83/01/19	07
166	PO & CT HSE	MURRAY & 6TH STS	ALEXANDRIA	LA0002ZZ	6		83/01/19	07
167	FED BLDG & CT HSE	701 FLORIDA	BATON ROUGE	LA0006ZZ	6		83/01/19	07
168	FED BLDG & CT HSE	701 JACKSON	MONROE	LA0029ZZ	6		83/01/19	07
169	F.EDWARD HEBERT BUILDING	600 SOUTH ST	NEW ORLEANS	LA0034ZZ	6		83/01/19	07
170	FED BLDG	NEW YORK AVE & 11TH ST	ALAMOGORDO	NM0001ZZ	6		83/01/19	07
171	FED BLDG	114 S.HALAGUENO	CARLSBAD	NM0005ZZ	6		83/01/19	07
172	FED BLDG	S.HUDSON & W.BROADWAY	ALTUS	OK0075ZZ	6		83/01/19	07
173	FED BLDG & CT HSE	N.WASHINGTON & BROADWAY	ARDMORE	OK005ZZ	6		83/01/19	07
174	FED BLDG & CT HSE	4TH & CHOCTAW STS	CHICKASHA	OK0076ZZ	6		83/01/19	07
175	FED BLDG & CT HSE	5TH & E STS	LAWTON	OK0074ZZ	6		83/01/19	07
176	FED BLDG & CT HSE	GRANDE AVE & 3RD	MCALESTER	OK0039ZZ	6		83/01/19	07
177	FED BLDG & CT HSE	5TH & W.OKMULGEE	MUSKOGEE	OK0041	6	IN NAT REGISTER HISTORIC DIST	83/01/19	07
178	FED BLDG	224 S.BOULDER AVE	TULSA	OK0063ZZ	6		83/01/19	07
179	CT HSE	200 W.8TH	AUSTIN	TX0012ZZ	6		83/01/19	07
180	JACK BROOKS FED BLDG	WILLOW & BROADWAY	BEAUMONT	TX0019ZZ	6		83/01/19	07
181	FED BLDG & CT HSE	500 E.10TH	BROWNSVILLE	TX0031ZZ	6			

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NBR	LAST UPDATED	REGION
182	FED BLDG	26TH & PARKER STS	BRYAN	TX0033ZZ	6		83/01/19	07
183	CT HSE	521 STARR ST	CORPUS CHRISTI	TX0050ZZ	6		83/01/19	07
184	FED BLDG	CHURCH & GONZALES	CUERO	TX0054ZZ	6		83/01/19	07
185	FED BLDG & CT HSE	MAIN ST & BROADWAY	DEL RIO	TX0214ZZ	6		83/01/19	07
186	CT HSE	511 E.SAN ANTONIO AVE	EL PASO	TX0069ZZ	6		83/01/19	07
187	CT HSE	10TH & LAMAR STS	FORT WORTH	TX0075ZZ	6		83/01/19	07
188	APPRAISERS STORES BUILDING	7300 WINGATE AVE	HOUSTON	TX0098ZZ	6		83/01/19	07
189	U.S.BORDER STATION	CONVENT & ZARAGOZA	LAREDO	TX0116ZZ	6		83/01/19	07
190	FED BLDG & CT HSE	3RD ST & LUFKIN AVE	LUFKIN	TX0126ZZ	6		83/01/19	07
191	FED BLDG & CT HSE	COLEMAN & POST OFFICE STS	MARLIN	TX0129ZZ	6		83/01/19	07
192	FED BLDG & CT HSE	PUBLIC SQ & WASHINGTON	MARSHALL	TX0130ZZ	6		83/01/19	07
193	FED BLDG	OAK & SYCAMORE STS	PALESTINE	TX0213ZZ	6		83/01/19	07
194	FED BLDG	140 GRAND AVE	PARIS	TX0149ZZ	6		83/01/19	07
195	FED BLDG & CT HSE	AUSTIN AVE AT 5TH	PORT ARTHUR	TX0155ZZ	6		83/01/19	07
196	PO & CT HSE	PECAN & TRAVIS STS	SHERMAN	TX0210ZZ	6		83/01/19	07
197	ROSENWALD BUILDING	4TH & CENTRAL	ALBUQUERQUE	NM1374	5		83/01/19	07
198	GENERAL CARTER BUILDING LANDMARK BUILDING	1801 N.LAMAR	DALLAS.	TX1720	5		83/01/19	07
199	FIRST NATIONAL BUILDING	[illegible]	EL PASO	[illegible]	5			

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01/20/83
                                    HISTORIC PROPERTY LIST
                                         SORTED BY 07                                              PAGE    4

RECORD PROPERTY NAME                    ADDRESS           CITY
NUMBER OTHER NAME                                                       BUILDING  NATIONAL DISTRICT
                                                                        OR STATE  REG STAT   NBR    LAST UPDATED  REGION
  200  NEIL P. ANDERSON BUILDING      411 W.7TH ST         FORT WORTH   TX1644      5
                                                                                                    03/01/19        07
  201  TEXAS & PACIFIC OFFICE BLDG    221 W.LANCASTER      FORT WORTH   TX4073      5
                                                                                                    03/01/19        07

RECORDS SELECTED    36
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01/20/83                                HISTORIC PROPERTY LIST                                   PAGE   1
                                            SORTED BY RN

RECORD PROPERTY NAME                 ADDRESS                 CITY               BUILDING  NATIONAL DISTRICT
NUMBER OTHER NAME                                                               ON STATE  REG STAT   HSR    LAST UPDATED  REGION
  202  CH HSE                        721 19TH ST              DENVER            CO0063ZZ     2
                                                                                                    11/80    03/01/19      08
  203  PO                            400 ROOD AVE             GRAND JUNCTION    CO0018ZZ     2
       WAYNE ASPINALL FED BLDG & CTHS                                                               12/80    03/01/19      08
  204  FED BLDG & CT HSE             400 N.MAIN ST            BUTTE             MT0004ZZ     2
                                                                                                    5/81     03/01/19      08
  205  PO,FED BLDG,CT HSE            200 E.BROADWAY ST        MISSOULA          MT0017ZZ     2
                                                                                                    7/81     03/01/19      08
  206  PO & CT HSE,FED BLDG          304 E.BROADWAY           BISMARCK          ND0002ZZ     2
                                                                                                    9/81     03/01/19      08
  207  PO & CT HSE                   102 N.4TH ST             GRAND FORKS       ND0008ZZ     2
                                                                                                    8/81     03/01/19      08
  208  PO & CT HSE                   100 1ST ST               MINOT             ND0014ZZ     2
                                                                                                    7/81     03/91/19      08
  209  FED BLDG & CT HSE             400 S.PHILLIPS AVE       SIOUX FALLS       SD0021ZZ     2
                                                                                                    5/81     03/01/19      08
  210  FED BLDG,PO                   350 S.MAIN ST            SALT LAKE CITY    UT0017ZZ     2     IN EXCHANGE PLACE HIST DIST
                                                                                                    9/79     03/01/19      08
  211  ALAMO HOTEL                   128 S.TEJON ST           COLORADO SPRINGS  CO1687ZZ     5
       ALAMO BUILDING                                                                                        03/01/19      08
  212  DENVER CITY CABLE RWY BLDG    1801 LAWRENCE ST         DENVER            CO1727ZZ     5
                                                                                                             03/01/19      08
  213  ELEPHANT CORRAL BUILDING      1444 WAZEE ST            DENVER            CO           5
                                                                                                             03/01/19      08
  214  PO & FED BLDG                 18TH & STOUT STS         DENVER            CO0009ZZ     5
                                                                                                             03/01/19      08
  215  FORT COLLINS POST OFFICE      201 S.COLLEGE AVE        FORT COLLINS      CO1790ZZ     5
       POST PLAZA                                                                                            03/01/19      08
  216  PUEBLO FED BLDG & CT HSE      421 N.MAIN ST            PUEBLO            CO0031ZZ     5
                                                                                                             03/01/19      08
  217  BELL BLOCK                    134 W.MAIN ST            TRINIDAD          CO           5     IN CORAZON DE TRINIDAD HIST D
T                                                                                                            03/01/19      08
  218  FINLEN HOTEL                  BROADWAY & WYOMING STS   BUTTE             MT           5
                                                                                                             03/01/19      08
  220  BOSTON BUILDING               9 EXCHANGE PLACE         SALT LAKE CITY    UT1045ZZ     5     IN EXCHANGE PLACE HIST DIST
                                                                                                             03/01/19      08
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Records Selected 19

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HISTORIC PROPERTY LIST
SORTED BY 09

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NBR	LAST UPDATED	REGION
221	FED BLDG,CT OF APPEALS VISTA DEL ARROYO	125 S.GRAND ST	PASADENA	CA9567RR	②	7/80	83/01/19	09
222	FED BLDG	801 I ST	SACRAMENTO	CA0083ZZ	②		83/01/19	09
223	FED BLDG	325 W.F ST	SAN DIEGO	CA0088ZZ	②		83/01/19	09
224	FED OFFICE BLDG	50 UNITED NATIONS PLAZA	SAN FRANCISCO	CA0093ZZ	②	PART OF S FRAN CIVIC CTR H D	83/01/19	09
225	CT OF APPEALS,PO	7TH & MISSION STS	SAN FRANCISCO	CA0096ZZ	②		83/01/19	09
226	CH HSE	555 BATTERY ST	SAN FRANCISCO	CA0092ZZ	②		83/01/19	09
227	FED BLDG,PO,CT HSE	KINOOLE & WAIANUENUE STS	HILO	HI0001ZZ	②	4/82	83/01/19	09
228	FED BLDG & PO	522 N.CENTRAL ST	PHOENIX	AZ0018ZZ	6	4/81	83/01/19	09
229	CT HSE	SCOTT & BROADWAY STS	TUCSON	AZ0015ZZ	6		83/01/19	09
230	FED BLDG,PO & CT HSE	5TH & H STS	EUREKA	CA0024ZZ	6		83/01/19	09
231	CT HSE	312 N.SPRING ST	LOS ANGELES	CA0041ZZ	6		83/01/19	09
232	FED BLDG	18TH & K STS	MERCED	CA0051ZZ	6		83/01/19	09
233	FED BLDG	12TH & I STS	MODESTO	CA0053ZZ	6		83/01/19	09
234	OLD BORDER STATION	VIRGINIA AVE & TIJUANA ST	SAN DIEGO	CA0507GG	6		83/01/19	09
235	FED BLDG	SAN JOAQUIN & LINDSEY STS	STOCKTON	CA0121ZZ	6		83/01/19	09
236	FED BLDG	823 MARIN ST	VALLEJO	CA0129ZZ	6		83/01/19	09
237	FED BLDG & PO	301 E.STEWART ST	LAS VEGAS	NV0005ZZ	6		83/01/19	09
238	NATIONAL PARK SERVICE BUILDING	GRAND CANYON VILLAGE	GRAND CANYON	AZ5350	5		83/01/19	09

SORTED BY 09

RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT NBR	LAST UPDATED	REGION
239	MONROE SCHOOL	215 N.7TH ST	PHOENIX	AZ	5		03/01/19	09
240	PO,FED BLDG	300 N.LONG BEACH BLVD	LONG BEACH	CA3299	5		03/01/19	09
241	SUBWAY TERMINAL BUILDING	417-419 S.HILL ST	LOS ANGELES	CA	5		03/01/19	09
242	PO	1351 2ND ST	NAPA	CA	5		03/01/19	09
243	PO	201 13TH ST	OAKLAND	CA	5		03/01/19	09
244	PINE STREET SCHOOL	1135 PINE ST	REDDING	CA5670	5		03/01/19	09
245	CT HSE & PO	335 MERCHANT ST	HONOLULU	HI000328	5		03/01/19	09

RECORDS SELECTED 25

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING OR STATE	NATIONAL REG STAT	DISTRICT REG	LAST UPDATED	REGION
246	FED BLDG & CT HSE	601 W.4TH AVE	ANCHORAGE	AK0001ZZ	2	7/79	03/01/19	10
247	FED BLDG & CT HSE	304 8TH ST	BOISE	ID0002ZZ	2		03/01/19	10
248	FED BLDG	4TH & LAKESIDE	COEUR D'ALENE	ID0000ZZ	2		03/01/19	10
249	FED OFFICE BLDG	591 PARK AVE	IDAHO FALLS	ID0024ZZ	2	7/78	03/01/19	10
250	FED BLDG & CT HSE	6TH & HOLLY	MEDFORD	OR0018ZZ	2	8/79	03/01/19	10
251	FED BLDG	511 N.W.BROADWAY	PORTLAND	OR0026ZZ	2	7/78	03/01/19	10
252	PIONEER COURTHOUSE	520 S.W.MORRISON ST	PORTLAND	OR0024ZZ	1		03/01/19	10
253	CT HSE	BROADWAY & MAIN	PORTLAND	OR0023ZZ	2	7/79	03/01/19	10
254	CH HSE	270 N.W.6TH AVE	PORTLAND	OR0025ZZ	2		03/01/19	10
255	FED OFFICE BLDG	CASS & STEPHEN STS	ROSEBURG	OR0034ZZ	2	7/79	03/01/19	10
256	FED BLDG	104 W.MAGNOLIA	BELLINGHAM	WA0004ZZ	2	8/78	03/01/19	10
257	FED BLDG	3002 COLBY AVE	EVERETT	WA0015ZZ	2		03/01/19	10
258	FED BLDG	801 CAPITOL WAY	OLYMPIA	WA0026ZZ	2		03/01/19	10
259	FED BLDG,USDJ-INS	815 AIRPORT WAY	SEATTLE	WA0037ZZ	2		03/01/19	10
260	FED OFFICE BLDG	909 1ST AVE	SEATTLE	WA0036ZZ	2		03/01/19	10
261	CT HSE	1010 5TH AVE	SEATTLE	WA0035ZZ	2	2/80	03/01/19	10
262	BORDER STATION	CHERRY & BOUNDARY STS	SUMAS	WA065100	2		03/01/19	10
263	JUSTICE WM O. DOUGLAS FEDCTHS		YAKIMA	WA0053ZZ	2	[illegible]	[illegible]	[illegible]

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RECORD NUMBER	PROPERTY NAME OTHER NAME	ADDRESS	CITY	BUILDING ID STATE	NATIONAL REG STAT	DISTRICT ASR	LAST UPDATED	REGION
264	PO		PORT ANGELES	WA	6		03/01/79	10
265	PO & CT HSE (USPS PROPERTY)	FEDERAL & 2ND AVES	CORDOVA	AK000232	5		03/01/79	10
266	IDAHO BUILDING (LEASED LOC'N)	216 N.8TH ST	BOISE	ID406133	5		03/01/79	10
267	HOFF BUILDING		BOISE	ID	5		03/01/79	10
268	HOLYOKE BUILDING		SEATTLE	WA	5		03/01/79	10
269	UNION TRUST ANNEX (L'SD LOC'N)	117 S.MAIN ST	SEATTLE	WA744938	5		03/01/79	10
270	OLD CITY HALL		TACOMA	WA	5		03/01/79	10

RECORDS SELECTED 25

QUESTION 18:

The list of candidate projects for acceleration in FY 84 requested by Committee staff includes repair and alteration line items without any indication of the types of renovations required. Please organize the list according to the following categories: (a) fire and lifesafety, (b) critical repairs, (c) conversion of vacant space, (d) needs of the U.S. Courts, and (e) other work.

ANSWER:

Historic	Courts	Vacant Space 2/	Firesafety
Blair 1/	FB 300 N. LA	Federal Annex	Celebreeze FB
Auditors	312 N. Spring	Denver 20	Kluczyniski FB
Pension		1500 Bannister	McNamara FB 1/
		San Antonio	J.F. Kennedy FB
		Manchester	Appraisers
		Sioux City	
		Lansing	
		Peoria	
		Ft. Wayne	
		Utica	

1/ Critical repairs also included in these projects

2/ Other work also included in these projects

QUESTION 19:

The list of candidate projects includes repairs and alterations to eight post office buildings. Which of these have been officially transferred from the U.S. Postal Service to GSA? Which are expected to be transferred prior to the end of Fiscal Year 1984?

ANSWER:

Federal Annex, Atlanta 1/
San Antonio 1/
Manchester 1/
Sioux City 2/
Lansing 1/
Peoria 1/
Ft. Wayne 1/
Utica 1/

1/ Negotiations completed, building acquired.

2/ Negotiations on-going

All of the buildings have been or will be acquired prior to the end of FY 1984.

QUESTION 20:

Which pending renovation projects designed to reclaim vacant space would provide the greatest cost savings to the Government through cancellation of leases?

ANSWER:

Pending renovation projects to reclaim vacant space and provide the greatest cost savings to the Government through cancellation of leases are as follows:

PO-CT Pittsburgh, PA
PO-CT San Antonio, TX
Federal Annex, Atlanta, GA
Terminal Annex, Dallas, TX

QUESTION 21:

A project for repair and alteration of the U.S. Courthouse, 312 N Spring Street, Los Angeles, California, has been the subject of two prospectuses and was also included in a list of candidate projects for acceleration in Fiscal Year 1984 requested by Committee staff. The first prospectus, dated May 31, 1979 totals $2,455,000; the second, dated May 19, 1981 totals $4,484,000; the list of candidate projects dated May 31, 1983, indicates a cost of $2,147,000. What accounts for the discrepancy in these figures?

ANSWER:

The proposed project for $2,147,000 is to provide 2 additional District Court facilities. This is a new requirement.

The 1979 ($2,455,000) project was for fire sprinklers and air conditioning improvements.

The second project for $4,484,000 was an escalated figure for this same work. This project has never been funded and the work has now been planned for FY 1988.

QUESTION 22:

Why are the cost estimates for renovations to the Kluczynski Kennedy, McNamara and Celebreeze Federal Buildings and the San Antonio, Post Office-Courthouse included in the list of candiate projects for Fiscal Year 1984 lower than the cost estimates provided in the prospectuses for these projects?

ANSWER:

If these projects could be funded sooner than FY 85 the costs could be reduced. The prospectuses reflect the cost of inflation for award in FY 1985.

QUESTION 23:

As a consequence of projected revenue shortfalls in the Federal Buildings Fund, repair and alteration projects previously scheduled for the Fiscal Year 1984 program have been deferred until Fiscal Year 1985. Among these are projects designed to upgrade the fire and lifesafety systems in Federal office buildings. What risks are incurred by postponing this work?

ANSWER:

We do not believe that any significant risks will be incurred.

Question 24:

There are 2 candidate projects on which additional specific information is requested. Please provide documentation for the Overland, MO - NPRC Ext. (new construction) and the Los Angeles, CA - 300 N. LA, FB (repair and alteration).

Answer 24:

The Overland, MO National Personnel Records Center extension was approved for advance design in FY 82. We will be requesting construction in FY 85. A full prospectus will be submitted on the project for the FY 85 budget.

The repair and alteration of the FB at 300 N. LA is planned for FY 85 and a prospectus was submitted to Congress on May 19. This project proposes to alter space to provide 13 Bankruptcy Court facilities including courtrooms, judges suites and ancillary facilities. In addition, tenants will be relocated both within the building and to leased space to meet the court needs.

25. Question

GSA revised its best and final offer to the Postal Service for the purchase of the Federal annex in Atlanta, Georgia to take into account the cost of removing asbestos insulation found in the building. Has the Postal Service accepted GSA's revised offer?

Answer

The Postal Service and GSA have reached an agreement for the purchase of the Federal annex in Atlanta, Georgia, for $5,000,000. Custody and accountability of the Federal annex assumed by GSA on June 1, 1983; however, Postal Service will continue to operate the facility until October 1, 1983. GSA will take the necessary action to remove the asbestos.

QUESTION 26:

According to recent newspaper articles, GSA has identified numerous Government buildings throughout the country in which asbestos is present. Will a comprehensive program be established to address this health hazard?

ANSWER:

GSA has had a comprehensive program to identify and reduce potential asbestos risks since 1980. GSA has assessed its buildings using the approach developed by EPA for schools. Fourty-four buildings have been identified for priority study and appropriate asbestos control. Asbestos levels in the air in buildings containing friable asbestos are being monitored periodically. Such levels have typically been found to be far below existing standards.

NBS has performed a detailed study of the asbestos situation in one of our highest priority buildings and OSHA has conducted comprehensive air sampling in that building to assure the conditions pose no immediate health hazard. Despite this, GSA is now developing and implementing an asbestos abatement program for the building to reduce the risk potential. Several smaller projects (less than $500,000) in other buildings have already been completed. Detailed studies and/or plans of action are now being prepared for other projects, both large and small. Despite media attention and the emotionalism often attached to asbestos, GSA is attempting to proceed in a logical manner to determine the best way to control asbestos in each building and to utilize our limited resources to abate conditions in buildings with the highest potential risk first. Monitoring of asbestos levels in the air assures that healthful conditions are maintained until control actions are accomplished.

Question 27:

Earlier this year Congress passed the "Emergency Jobs" Bill with $125 million for small repairs to public buildings. What is the present status of this program? That is, how far along is this program and when do you expect it will be completd?

Answer:

Through June 16, 1983, GSA has:

a) Identified a pool of Repair and Alterations work within buildings under its control which is eligible for funding under the provisions of P.L. 98-8.

b) Set in place necessary policy, procedures and accounting mechanisms needed to effectively administer, monitor, control and expedite the implementation of P.L. 98-8 consistent with the basic intent of this legislation - to create jobs within areas of high unemployment by accelerating the accomplishment of labor intensive non-prospectus (under $500,000) level R&A projects.

c) Allocated 63% ($78.4 million) of the $125 million made available to GSA under P.L. 98-8, among its 11 Regional Offices. It is anticipated that about $22.7 million in construction contract awards will be made during the balance of FY 1983.

The balance ($49.6 million/37%) of the $125 million made available to GSA under P.L. 98-8 will be allocated among its 11 Regional activities by 12/1/83 based upon each Region's demonstrated need and capacity to deliver the work in a timely and cost effective manner. GSA expects to have obligated all funds available under P.L. 98-8 by no later than 9/30/84.

Question 28:

Has a site for the new Boston Federal Building in fact been acquired? Is the building still needed? What is the ratio of employees in owned to leased space in Boston?

Answer 28:

On July 1, 1983, GSA accepted title to a 2.4 acre parcel of land from the city of Boston. A review of the latest available information indicated that the need for a new Federal office building is still needed. In Boston, the ratio of employees in Government-owned to leased space is 67:33.

QUESTION 29:

What is the status of the Nashville project? How much money is needed to stablize the Union Station to prevent further deterioration pending its transfer? What will be the cost of purchasing and renovating the Post Office building adjacent to it?

ANSWER:

We are in the process of declaring the building excess and placing it on the market for sale. On June 8, 1983, a decontamination contract was awarded to Orkin Co. for $181,500. In addition, on June 21, 1983 a $7[illegible],220 contract to weatherproof the building was awarded to the Tennessee Restoration Co.

Post Office - On April 5, 1983, the Postal Service notified GSA that they plan to keep the building. They estimate 60,000 - 100,000 sq. ft. will be available for leasing to GSA or anyone else. If building were available, it would cost $3.5 million to acquire plus $9.2 million for repair and alteration (1989 dollars).

The FY 1983 "Jobs Bill" (P. L. 98-8) included $1.5 million dollars for weatherization.

QUESTION 30:

What is GSA's most recent thinking on the scope of renovations proposed for the Appraisers Stores Building in San Francisco, California?

ANSWER:

The design process is underway for exterior surfacing and sprinkler protection. The more critical of the two items is the sprinkler protection for the tenants assigned to the building.

QUESTION 31:

What progress has been made on the Denver Federal Center #20 renovation project? How soon will the laboratory space be ready for use?

ANSWER:

The design process is underway. The space would be ready for use in the Spring of 1986. The first phase of funding was provided in the FY 1983 Continuing Resolution, and the remaining funds are planned for FY 1985.

Question 32:

The Congressional budget justification includes a lease construction project for the consolidation of HCFA operations in Baltimore. How immediate and severe are the agency's needs?

Answer 32:

The HCFA consolidation was originally envisioned as a Federal construction project. However, due to funding limitations, the proposal was moved back to FY 87. This delay was unacceptable to HHS; therefore, we are preparing a revised prospectus recommending consolidation through the lease acquisition process.

We have attached supporting letters from the Department of Health and Human Services.

DEPARTMENT OF HEALTH & HUMAN SERVICES
Office of the Secretary
Washington, D.C. 20201

DRP

MAY 17 1982

Mr. Richard O. Haase
Commissioner
Public Buildings Service
General Services Administration
Washington, D.C. 20405

Dear Mr. Haase:

This is a follow-up to my letter of March 15 and to furnish you supplemental information on the space needs of the Health Care Financing Administration (HCFA) of this Department relative to GSA's July 22, 1981 draft prospectus for a new Federal building in the downtown Baltimore area.

We have studied the HCFA requirements and are now in a position to reconfirm the urgent need for HCFA to be consolidated from the present 12 different Baltimore area facilities locations in which HCFA staff are working. Such a fragmented housing arrangement seriously impairs the efficiency and effectiveness of agency operations, and warrants correction at the earliest practicable date.

We now estimate that HCFA will have approximately 3,300 Baltimore area employees in FY 1985 who need to be consolidated, a reduction of 11 percent from the staffing estimates contained in the draft prospectus. This staffing level is predicated upon assumptions we have made at this time concerning the President's New Federalism proposal as to the level of activities assumed by the States and other changes envisioned for the HCFA operation.

We also estimate that approximately 461,000 square feet of office space will be required to house such a personnel complement, and that an additional 243,000 square feet of special purpose space is required to accommodate automatic data processing activities, a health clinic, credit union, cafeteria, etc., a total of 700,000 square feet. These estimates represent a reduction of approximately 40,000 square feet from earlier estimates. However, these figures do not include necessary joint use space and parking.

We are very concerned about the schedule you indicate was being pursued (i.e., full Federal funding in FY 1987) for constructing a Federal Building in which HCFA would be the principal tenant. A funding request for 1987, as now tentatively proposed by GSA, would present an optimistic occupancy date of 1991. The urgency of HCFA's needs cannot accede to a probable nine-year delay, and we ask that GSA immediately develop alternatives which would allow for significantly earlier consolidation of the HCFA organization in a single site.

I am prepared to assist you with any further information needs you have concerning this issue.

Sincerely,

Dale W. Sopper
Assistant Secretary for
Management and Budget

THE SECRETARY OF HEALTH AND HUMAN SERVICES
WASHINGTON D C 20201

JUL 28 1982

The Honorable John G. Fary
Chairman
Subcommittee on Public Buildings
and Grounds
Committee on Public Works and Transportation
House of Representatives
Washington, D.C. 20515

Dear Mr. Fary:

This responds to your June 25 letter in which you express support for the consolidation of the Department's Health Care Financing Administration (HCFA) at a single site in Baltimore, Maryland.

In February of this year, the General Services Administration (GSA) notified us that the proposed new Baltimore City federal building, long discussed as the potential facility for HCFA's consolidation, had been deleted from GSA's fiscal year 1983 program and was being tentatively rescheduled for federal funding in fiscal year 1987.

Such a major shift in timing, which implies an occupancy date possibly in 1991, resulted in our requesting GSA to develop alternatives for acquiring a facility which would allow for the significantly earlier single-site consolidation of HCFA and, implicitly, to look to the entire Baltimore City/County and contiguous area for such alternatives.

While GSA has yet to present us with alternatives germane to this requirement, we were advised recently that GSA's Philadelphia (Region III) Office had been instructed to restudy the HCFA housing situation and coordinate their analysis with the Department.

We appreciate and share your concern for the early, successful satisfaction of HCFA's requirement to consolidate its Baltimore area staff and operations.

Sincerely,

Richard S. Schweiker
Secretary

QUESTION 33:

Last year the Committee authorized expenditures for the preliminary design of renovations to the Auditors Building and the Interior Building in Washington. What is the relative importance and current status of these projects?

ANSWER:

We consider these projects very important since they will repair defective systems. In addition, vacant space will be reclaimed in the Auditors Building. The procurement of design services by an Architect-Engineer firm is underway for both projects.

QUESTION 34:

What is the current status of the proposed project to renovate the Naval Intelligence Command facility in Suitland, Maryland? Why didn't the project receive appropriations in Fiscal Year 1983?

ANSWER:

We are requesting design funds in FY 1984 with construction funding planned for FY 1985. Funds for this project were requested by GSA in its FY 1983 Budget request but the project was eliminated by both the House and Senate versions of the FY 1983 appropriation.

QUESTION 35:

What would it cost to carry out the following aspects of the Federal Triangle Master Plan:

ANSWER 35:

a) IRS Building Courtyard.

$11,700,000 with underground parking.
$ 6,500,000 without underground parking.

b) The Circular Plaza is included in a.

c) Landscaping and paving of courtyards and streets - $6,200,000.

QUESTION 35:

Can construction on these projects begin in FY 1984?

ANSWER 35:

No. The Projects requires Level III architect-engineer procurement which would take eight months. Design of substructure and garage will take 10-12 months.

QUESTION 35:

Would design have to be accelerated this year to be able to obligate the funds in FY 1984.

ANSWER 35:

It would not be feasible, as indicated above, to accelerate the design so that funds could be obligated in FY 1984.

QUESTION 36:

What is the justification for submitting to the Committee a revised prospectus on the Hebert Federal Building which, in slightly over one year, escalates the cost of the project from $6,808,000 to $9,265,000?

ANSWER:

The extent of the repairs and alterations of the elevator and HVAC support systems has increased beyond the original proposal as the result of additional detailed engineering evaluations.

QUESTION 37:

What is the current status of the proposed project to renovate Grove Arcade in Asheville, North Carolina?

ANSWER:

This project is now scheduled for construction in FY 1986, with design funding planned for FY 1985.

Question 38:

What progress is being made in the repair work on the West Heating Plant, Central Heating Plant and Steam Distribution System which serve Federal Buildings in Washington, DC

Answer 38:

The design effort for this prospectus is underway. Construction funds will be requested in FY 1986 for the West Heating Plant and the Steam Distribution Complex and FY 1987 for the Central Heating Plant.

QUESTION 39:

What are GSA's plans to renovate the Federal Courthouse in St. Louis?

ANSWER:

A prospectus is being prepared for this project for inclusion in our proposed FY 1985 plan to upgrade building security, provide for HVAC improvements and fire/lifesafety features.

Question 40:

What is the fate of the 16 lease prospectuses that as of the end of April had not been approved by OMB?

Answer 40:

12 are pending OMB approval
2 have been approved and submitted to Congress
2 are now under revision in the regional office prior to submission to OMB

Question 41:

What is the record of obligations to date for line item construction and repair and alteration projects authorized in the fiscal year 1983 program?

Answer 41:

FY 1983 Construction Projects	Obligations as of May 1983
Alabama, Birmingham, CT	$ 28,170
California, Long Beach, (Site/Design)	-0-
District of Columbia, Federal Triangle	-0-
New York, New York, US Mission Ext.	-0-
Ohio, Youngstown, FB-CT	-0-
TOTAL	$ 28,170

FY 1983 Repair and Alteration Projects	
Alaska, Anchorage, FB-CTHSE	$ 436
Arizona, Phoenix, FB-CTHSE	1,134
Arkansas, Little Rock, PO-CTHSE	223,557
California, San Diego, FB-CTHSE	153
California, San Francisco, Appraisers Stores	23,269
Colorado, Denver, FB-CTHSE	8,638
Colorado, Denver (Lakewood), DFC Bldg. #20	34,009
District of Columbia, Auditors Bldg.	3,896
District of Columbia, Interior Bldg.	-0-
District of Columbia, Blair House	14,773
District of Columbia, Liberty Loan Bldg.	3,863
District of Columbia, Pension Bldg.	52,230
District of Columbia, West Heating Plant	4,126
Florida, Miami, PO-CTHSE	-0-
Georgia, Atlanta, Federal Annex	385
Georgia, Atlanta, CT. of Appeals	306,717
Indiana, Lafayette, PO-CTHSE	48,155
Indiana, South Bend, FB-CTHSE	80,955
Indiana, Gary, PO	-0-
Maryland, Baltimore, Middle River	806
Michigan, Detroit, FB-CTHSE	160,859
Missouri, St. Louis, Fed. Ctr. Bldg. #110	1,996
New Jersey, Bayonne, Fed. Archives Record Ctr.	43,100
North Carolina, Asheville, Grove Arcade*	
Ohio, Cincinnati, PO-CTHSE	-0-
Oregon, Portland, US CT (New)	11,538
Pennsylvania, Pittsburgh, PO-CTHSE	1,211
Puerto Rico, Hato Rey, FB-CTHSE	311
Texas, Dallas, Terminal Annex	9,089
Utah, Ogden, IRS Center	56,614
Virginia, Alexandria, Hybla Vally FB	2,826
Virginia, Alexandria, PO-CTHSE	3,279
Virginia, Norfolk, PO-CTHSE	173,693
Washington, Seattle, FB-CTHSE	13,587
Washington, Yakima, FB-CTHSE	4,416
TOTAL	$1,290,421

*NOA transferred to Rental of Space Budget Activity.

Question 42:

By what legal authority did GSA unilaterally cancel the construction projects approved for Omaha, Nebraska and the Nuclear Regulatory Commission in Silver Spring, MD?

Answer 42:

Omaha - GSA's appropriation act for the current fiscal year authorized the transfer of funds between budget activities subject to approval of the appropriations committees. The appropriation committees approved transfer of funds for the Omaha project to the rental of space account to satisfy mandatory program requirements.

NRC - The project for the Nuclear Regulatory Commission, although authorized, was never funded. When agency (NRC) withdrew support of project, we notified the Congress accordingly.

Question 43:

Why does your Management Plan Summary show FY 83 funding for the following projects which were specifically rejected or deferred by this Committee last year in its FY 1983 authorization bill:

U.S. Mission to the UN
Youngstown, Ohio

Answer 43:

The U.S. Mission to the UN and Youngstown, Ohio were included becausa the joint resolution stated that projects included in either bill as passed by House or Senate shall be considered as approved by both Houses. These projects were included in HR 7158.

Question 44:

What specific space needs is the proposed Federal Building in Long Beach, California intended to meet? Why is this project being funded when it has never been considered by this Committee?

Answer 44:

The Eleventh District Coast Guard has long been envisioned as the primary tenant for a Long Beach Federal Building. Other building tenants would include port-related and socio-economic agencies.

P.L. 97-377 provided $3 million for site acquisition and design of a new Federal building in Long Beach. Accordingly, GSA extended our lease for space at 400 Ocean Gate and we are currently assessing the space situation in Long Beach.

By letter dated April 12, to Senator Stafford, we forwarded a summary listing of construction, acquisition, and R&A projects for FY 83-89. This listing included in the construction of a Federal building for Long Beach in FY 85. It is our intent to submit a prospectus to Congress for approval of this project.

Question 45:

If the Veterans Administration were to move most of their operations out of 252 Seventh Avenue, New York, what would GSA propose to do with the building? Has the VA communicated its intentions regarding this matter?

Answer 45:

If the VA were to move most of their Regional Office and clinic operations out of 252 Seventh Avenue, CSA does not believe there would be sufficient Federal space requirements to justify upgrading the facility to modern standards. The region would recommend the building be reported excess for disposal action.

The VA indicated it is studying relocation; however, no conclusive information has yet been transmitted to GSA.

QUESTION # 46:

How much more money is needed to carry out the renovation of the Custom House at Bowling Green in Manhattan to the same scope and standards as were established in the prospectus approved in 1979?

ANSWER # 46:

At the end of July 1982 bids were opened for the construction phase of the Bowling Green project. The low bid at that time was approximately $34,700,000. GSA was unable to award the construction contract since the low bid exceeded the $29,000,000 prospectus limitation (total cost) for the project.

Subsequently, a GSA value engineering team made an extensive review of the design of the Bowling Green project and identified changes that could be made in the contract specifications that would result in approximately $6,000,000 in savings. In addition, GSA is now evaluating an unsolicited proposal from the New York City Holocaust Commission which would allow the Commission to occupy 75 - 100,000 square feet of space at the Bowling Green Custom House. The costs associated with the renovation of the space to be occupied would be borne by the Commission.

GSA is hopeful that with funds currently available combined with the value engineering savings and the Holocaust Commission's proposal referenced above, the Bowling Green project (with revised contract documents) can be on the market for bids again by October 1 of this year with no further funding required by Congress.

QUESTION 47:

Have all the renovation projects necessitated by the Omnibus Judgeship Act of 1978 been completed? If not, what work remains to be done?

ANSWER:

The vast majority of these projects have been awarded already. All remaining projects, i.e., PO-CT Trenton, NJ; CT Seattle, WA; CT Portland, OR; and PO-CT Huntington, WV are scheduled for award this fiscal year.

Question 48:

Describe your progress on the Otay-Mesa border station and describe the "design-build" procedure being used for it. What legislative authority is there for design-build? Why did you decide to use that technique?

Answers 48:

The design-build contractor is presently performing site preparation and foundation work and completing the final design.

The design-build procedure being employed charges a single contractor with responsibility for the design and construction of a facility. The Government provides only performance specifications and program drawings. Initial selection of contractors is based on technical proposals, with final selections based on bid prices.

The design-build contract was awarded pursuant to two step formal advertising, a procedure accepted by the Comptroller General and prescribed in the Federal Procurement Regulations as consistent with the advertisement requirements of the Federal Property and Administrative Services Act of 1949.

The main reason for using design-build is to save time. It permits construction to start before design is completed and saves the Government procurement time.

QUESTION # 49:

Mr. Carmen, in your statement you recommend that the section of S.452 on handicapped access be deleted from the bill. Are there any revisions to the section that would make it acceptable short of deletion?

ANSWER # 49:

Respectfully no. We believe that Section 307 should be deleted for SIX ~~five~~ principle reasons:

1. This is not the proper place to amend the Architectural Barriers Act of 1968 (ABA).

Any amendments to the ABA directly affect other agencies as well as GSA. The Department of Defense (DoD), the Department of Housing and Urban Development (DHUD), and the United States Postal Service (USPS) also issue accessibility standards pursuant to the ABA. Because these amendments are immersed within the total text of the proposed legislation, full public attention to this proposal could be bypassed. Further, I believe this approach to be the wrong vehicle for directing public attention to a refinement of general policy regarding accessibility of all public facilities to handicapped people.

2. To date, no viable argument has been forwarded to demonstrate a need for the amendment.

While we continue to have instances of minor non-compliance with existing standards brought to our attention, we have received no complaints as to the unsuitability of the concept of "ready access". The four standard setting agencies, DoD, DHUD, USPS, and GSA, are currently receiving public comment on a proposed "Uniform Federal Accessibility Standard" based on the American National Standards Institute (ANSI) standard A117.1-1980 and the Architectural and Transportation Barriers Compliance Board's (ATBCB) "Minimum Guidelines and Requirements for Accessible Design". This comment period has been extended an additional 60 days in deference to the committee's request. Comments received to date have been overwhelmingly supportive of our efforts to achieve uniformity of standards within and without the Federal Government. Valuable technical suggestions have been offered from many sources. We believe this process must be completed, the standard placed in use, and the results evaluated before any amendments are made to the ABA.

3. The addition of the phrase "... and any contract for all or any part of the design, construction, or alteration involved shall so provide ..." will provoke safety problems.

2

Necessary maintenance to building features such as stair tread replacement, roof repairs, or energy modifications by their nature, involve construction contracts. If an entire building must be made accessible whenever a repair is mandated, such repairs will be unlikely to be accomplished or even attempted because of extreme cost due to ancillary corrective accessibility requirements.

4. The amendments as written are impossible to accurately define or enforce.

Section 307 proposes to require buildings to be as accessible and usable to persons with a physical impairment as they are to those without a mobility impairment. On its face this is impossible. There is simply no way to make every seat in an auditorium balcony nor every foot of catwalk in a boiler room accessible within the confines of existing technology. Further, even if blinking emergency lights are placed in every room and closet (at extreme cost) they will not provide the "same extent" of access to a deaf person that is afforded a hearing person. This amendment would further reopen the entire "Minimum Guidelines" and "Uniform Standard" process that has been underway for four years by the ATBCB and the four standard - setting agencies. Both documents are based on the 1980 ANSI standard, a document that in turn took five years to develop and has been adopted or referenced by all of this nation's active model building codes. That standard is based on "reasonable access" not full access. In short, at a time when the standards cycle is nearing completion of its development and installation process, this amendment would send the entire procedure back to its beginnings for new definition. We do not believe that either handicapped citizens or the building industry will accept that result.

5. Limitations on waiver and modification authority will hamstring the federal leasing program.

Space that meets the amendment's definition of "full accessible" space does not exist in today's realty market. It will not exist for some time into the future even if a universally accepted standard could be drafted because state and private facilities are so designed and constructed to a standard of "reasonable access". Since conforming space does not exist, and Section 307 would propose to eliminate waivers or modifications except for "emergency situations" - the federal leasing program would effectively stop.

6. The amendments will result in almost unmeasurable cost with marginal gain.

Complying with the definition of "fully accessible" (to the extent that it can be defined) will add an extreme cost to the GSA program. GSA's cost, based on one estimate that applied the definition to new facilities and leases through a comparison with existing facilities, estimated that the cost would exceed $1 billion in the first year. Only very marginal gains in real accessibility would possibly be made over the ATBCB "Minimum Guidelines." Because of high costs and limited funds, fewer projects will receive normal rehabilitiation consideration because of ancillary work costs and thus fewer facilities will be made even readily accessible. We do not believe handicapped people will accept such a non cost-effective solution that makes a very few facilities "fully accessible" when the same funding could make many "readily accessible."

We maintain our earlier position and request again that the entire Section 307 be deleted and the results of the Uniform Federal Accessibility Standard be assessed prior to any amendment of the Architectural Barriers Act of 1968.

QUESTION 51:

We are interested in GSA's views on an issue outside of the agency's jurisdiction. A number of cities are considering sale-leaseback arrangements for publicly owned buildings, some of which were largely financed through federal grants. Please comment on this practice and its implications.

ANSWER 51:

By definition in a sale-leaseback the ownership of the property changes hands i.e. would move from a municipality to an investor such as an insurance company, pension fund, or private group. In practice, virtually all such leases are on a net basis, that is the then lessee is responsible for all operating, maintainence, tax and other costs.

From the seller's point of view the primary purpose of a sale-leaseback is to free capital tied up in non-liquid assets for use as working capital and a source of funding for other projects without creating new debt; in this instance substituting a series of periodic payments.

The purchaser would obviously be interested in a long-term income stream, based on the credit worthiness of the municipality, with the usual inflation hedges built into the lease.

The main disadvantage of this arrangement seems to be, that in our experience, net rent payments would equal the approximate property value at sale about 8 - 11 years. Assuming even modest inflation the lessee would pay for the property several times over during any substantial lease term and still have a possible requirement for the facility at lease expiration. Additionally, the municiplities will not be able to receive full benefit of the major advantage of being a lessee as opposed to ownership; that is, that rent paid can be treated as an expense item for income tax purposes.

50. QUESTION: A 1975 GAO report stated that the cost of providing accessibility in new construction is less than 1% of the total cost of construction. Does the Uniform standard have a similar cost impact, to the best of your knowledge? What is the interpretation of the leasing issue in the Uniform standard?

ANSWER: The Uniform Federal Accessibility Standard (UFAS) may generate slightly higher costs than the older standard that the 1975 GAO report was based on. However, these costs are beyond the control of the General Services Administration (GSA) as they are necessitated by required conformance to the minimum guidelines of the Architectural and Transportation Barriers Compliance Board. It is important to note, however, that GSA as well as other Federal agencies worked with the Board to attempt to control these costs during the development of the guidelines.

The UFAS only specifies technical provisions (toilet stall size, elevator specifications, etc.) regarding new construction and alteration projects. The Federal Property Management Regulations, 101-19.6, will continue to establish the coverage and application of these technical provisions to leased facilities. As the Board's guidelines are silent to leased space, we believe this application of the UFAS to be appropriate.

NASA

National Aeronautics and
Space Administration

Washington, D.C.
20546

Reply to Attn of: C:DCLpd

JUN 10 1983

Mr. Bailey Guard
Staff Director
Committee on Environment
and Public Works
United States Senate
Washington, DC 20510

Dear Mr. Guard:

Pursuant to your request made to Mr. Billie J. McGarvey, NASA's Director of Facilities Engineering and Computer Management, at a meeting in your office on May 16, 1983, regarding S. 452, the Public Buildings Act, we are pleased to provide you with the attached information.

Attachment A explains NASA's current real property authority and details the adverse impacts the agency would encounter should S. 452 become law.

Attachment B describes NASA-owned major facilities by installation.

Attachment C describes NASA rental of real property.

Attachment D explains our Construction of Facilities account for FY 1984. (NASA has three budgetary accounts: 1) Research & Development, 2) Construction of Facilities, and 3) Research & Program Management (personnel costs)).

Finally Attachment E summarizes our five year program for Construction of Facilities.

Our agency views on S. 452 were previously submitted to the Committee on May 18, 1983.

If we can provide further information, please do not hesitate to so advise.

Sincerely,

John F. Murphy
Assistant Administrator
for Legislative Affairs

Enclosures

25
25th Anniversary
1958-1983

Attachment A

- With the enactment of the "National Aeronautics and Space Act of 1958," on October 1, 1958, the National Aeronautics and Space Administration (NASA) was created to provide for research into problems of flight within and outside the earth's atmosphere, and for other purposes (42 USC 2451).
  - Section 202(a) of the Act states: "The Administration shall be headed by an Administrator, who shall be appointed ... by the President by and with the advice and consent of the Senate. Under the supervision and direction of the President, the Administrator shall be responsible for the exercise of all powers and the discharge of all duties of the Administration, and shall have authority and control over all personnel and activities thereof."

- To assist NASA in meeting its responsibilities for conducting aerospace R&D, it was recognized that a real property program responsive to advances in technology was needed. Thus, in Section 203(c)(3), NASA is authorized: "...to acquire (by purchase, lease, condemnation, or otherwise), construct, improve, repair, operate, and maintain laboratories, research and testing sites and facilities, aeronautical and space vehicles, quarters and related accommodations for employees and dependents of employees of the Administration, and such other real and personal property (including patents), or any interest therein, as the Administration deems necessary within and outside the continental United States; to acquire by lease or otherwise, through the Administrator of General Services, buildings or parts of buildings in the District of Columbia for the use of the Administration for a period not to exceed ten years without regard to the Act of March 3, 1877 (40 USC 34); to lease to others such real and personal property; to sell and otherwise dispose of real and personal property (including patents and rights thereunder) in accordance with the provisions of the Federal Property and Administrative Services Act of 1949, as amended (40 USC 471 et seq.); and to provide by contract or otherwise for cafeterias and other necessary facilities for the welfare of employees of the Administration at its installations and purchase and maintain equipment therefor;"

- NASA has been operating as an independent agency for the past 25 years.

- NASA's annual construction program is justified by line item before the following Congressional committees:
  - Committee on Science and Technology, House of Representatives
    - Subcommittee on Space, Science, and Applications
    - Subcommittee on Transportation, Aviation, and Materials
  - Committee on Commerce, Science, and Transportation, US Senate
    - Subcommittee on Science, Technology, and Space
  - Committee on Appropriations, House of Representatives
    - Subcommittee on HUD-Independent Agencies
  - Committee on Appropriations, US Senate
    - Subcommittee on HUD-Independent Agencies

- If S.452, the "Public Buildings Act of 1983," were approved, it would at the least have the following adverse impacts on NASA's method of operating:
  - Subjugate NASA to GSA by granting "sole authority" to GSA to meet public building needs (Section 101). Remove authority from NASA to make essential research facility acquisition decisions, especially since Section 801(a)(2) requires government-wide priorities.
  - Give GSA design control: GSA does not have the required technical capability but they would have sole authority to acquire design (Section 101).

- Authorization and appropriations would be to GSA. It is not clear what authority and influence NASA would have over its construction. Section 803, as proposed, provides for a single bill for all public buildings.
- Constrain construction needs flexibility which could only be exercised by GSA. NASA's essential flexibilities are not contained in this legislation. This would inhibit and slow down productive R&D.
- Require GSA approval for all leasing. This would be time consuming and cumbersome. Decision makers, with little or no understanding of NASA's programs, would be interjected. Section 101 grants sole authority to lease to GSA.
- Remove capability and control from NASA to rapidly reallocate space to accommodate research needs, and assign this function to GSA who has limited understanding of NASA's mission. Section 101 grants authority to "assign and reassign" space.
- Create a chaotic and fragmented situation as regards authority and funding to manage, maintain, repair, and renovate. This authority now emanates from the annual authorization and appropriations acts for the three NASA accounts (R&D, CoF, and R&PM). There is no provision for the interplay and flexibility between these accounts that NASA requires.
- Create confusion over which Congressional committees have responsibility and oversight of NASA programs.
- Increase the present level of reporting, which is considered sufficient, to an expensive, time-consuming, and unproductive level.
- Introduce inappropriate and unwarranted overview of NASA's real property aeronautical and space activities, which have been effectively and efficiently managed since 1958. Proposed legislation would require more

people, reduce efficiency, delay accomplishment of mission objectives, yet provide no tangible benefits.

- To preclude these inefficiencies, hindrances, and obstacles from impacting the Agency's ability to perform its mission, we urge that NASA be permitted to continue to operate as in the past by being included in the "excepted" departments and agencies provided for in Section 112(14) of S.452.

Attachment B

*NASA OWNED MAJOR FACILITIES

*Personnel figures listed for each facility include civil service, contractor, and all other type classification of occupants

AMES RESEARCH CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
N-218	14-Ft. Transonic Wind Tunnel	38,244	51	12,043,204
N-226	6x6-Ft. Supersonic Wind Tunnel	33,383	47	6,441,232
N-227	Unitary Plan Wind Tunnel Bldg.	48,735	154	2,595,704
N-229	Experimental Fluid Dynamics Facility (3.5-Ft. Hypersonic Wind Tunnel)	46,426	81	16,832,658
N-211	Flight Support Facility	149,487	243	3,818,951
N-221	40' x 80' Subsonic Wind Tunnel	161,697	71	16,187,890
N-233	Central Computer Facility	52,268	188	3,501,878
N-237	Hypervelocity Free Flight Facility	60,384	94	6,280,211
N-244	Flight Projects Facility	81,626	181	2,703,027
N-213	Research Support Bldg.	100,633	256	3,516,206
N-241	Administrative Management Bldg.	62,370	180	1,590,305
N-230	Physical Sciences Research Laboratory	31,523	54	1,566,975
N-233A	Institute for Advanced Computation	31,664	22	1,452,853
N-236	Bioscience Laboratory	35,320	84	2,336,286
N-240	Materials Science Laboratory	36,170	62	2,462,129
N-246	Model Construction Facility	36,455	32	1,067,244
N-210	Flight Simulation Laboratory	71,233	159	6,015,631
N-239	Life Sciences Research Laboratory	125,876	308	8,335,579
N-243	Flight & Guidance Simulation Laboratory	97,150	154	22,299,884
N-245	Space Sciences Research Laboratory	76,200	181	2,560,369
N-220	Technical Services Bldg.	37,888	70	695,370
N-249	Static Test Facility	1,238	-	406,291
	TOTAL	1,415,970	2672	$124,709,877

DRYDEN FLIGHT RESEARCH FACILITY

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
4800	R&D and Test Facility	132,155	381	4,823,518
4801	Aircraft Construction & Modification Hangar	38,104	21	1,569,413
4802	Aircraft Hangar	57,378	34	1,395,139
4820	High Temperature Loads Calibration Lab	38,550	30	1,622,380
4860	Mate/Demate Device	90,000		3,329,091
4982	Aeronautical Testing Tracking Facility	3,150	5	356,187
	TOTAL	359,337	471	$ 13,095,728

GODDARD SPACE FLIGHT CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
15	Launch Phase Simulator Facility	36,737	46	4,304,337
14	Spacecraft Operations Facility	146,627	247	5,126,008
7	Payload Test Facility	157,193	206	8,343,919
25	Network Test & Training Facility	69,752	150	3,410,402
26	Space Science Data Center	53,801	110	1,748,213
1	Space Projects Bldg.	74,864	183	2,506,737
8	Administration Bldg.	120,633	250	3,833,769
18	Multi-Purpose Bldg.	38,666	152	934,992
17	Multi-Purpose Bldg.	38,616	148	861,087
28	Office Complex	95,800	401	5,945,178
2	Research Project Laboratory	81,408	253	2,704,090
3	Central Flight Control and Range Operations Laboratory	113,961	278	4,344,295
5	Instrument Construction & Installation Laboratory	135,935	306	5,252,431
6	Space Sciences Laboratory	105,824	333	2,937,757
10	Environmental Test Laboratory	92,752	12	8,326,824
11	Applied Sciences Laboratory	126,300	281	3,348,222
12	Tracking Telemetry Laboratory	106,118	386	2,764,110
21	Meteorological Systems Development Lab	155,045	345	4,153,001
22	Mechanical Test and Quality Assurance Laboratory	167,252	435	6,613,457
23	Data Interpretation Laboratory	184,864	613	5,493,125
4	Research & Development Bldg.	37,099	100	2,587,354
16	Development Operations Bldg.	227,777	428	5,497,215
301/310	Magnetic Test Facility	20,152	3	2,595,403
	TOTAL	2,387,176	5666	$ 93,631,926

GODDARD SPACE FLIGHT CENTER

BLDG. NO.	NAME	GROSS SQUARE FT.	PERSONNEL	VALUE
Goldstone	Antenna 40 Ft	-	-	$ 557,876
	Antenna 26 M			1,835,882
	Antenna 9 M (foundation)			80,826
Spain	Antenna 26 M			1,935,047
	Antenna 9 M			269,850
Australia	Antenna 6 M			55,000
	Antenna 9 M			44,731
	Antenna 26 M			766,459
	TOTAL			$5,545,671

JET PROPULSION LABORATORY

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
233	Spacecraft Development Bldg.	23 210	184	1,428,547
230	Space Flight Operations Facility	111,776	113	7,820,476
238	Telecommunications Bldg.	77,916	341	3,460,226
111	General Offices	36,348	159	714,566
126	Systems Division Offices Bldg.	44,217	201	1,304,472
169	Engineering Office Bldg.	42,500	128	1,863,561
180	Central Engineering Bldg.	92,369	248	3,396,203
158	Materials Research Processing Lab.	29,301	90	1,504,876
161	Telecommunications Laboratory	32,916	135	1,282,106
168	Space Sciences Instrumentation Systems Laboratory	42,132	146	2,054,919
264	Space Flight Operations Facility Systems Development Laboratory	30,000	379	7,077,356
125	Combined Electronics	65,961	297	1,675,589
183	Physical Sciences Laboratory	92,980	233	4,001,335
198	Guidance Laboratory	57,658	203	2,551,348
170	Fabrication Shop	32,459	77	772,075
171	Material Services Bldg.	71,461	215	1,958,585
Goldstone	Antenna 26 meter	—	-	438,978
	Antenna 34 meter	—	-	532,963
	Antenna 26 meter	—	-	491,794
	Antenna 64 meter	—	-	14,699,749
Australia	Antenna 64 meter	—	-	15,558,078
Spain	Antenna 64 meter	—	-	14,325,000
	Antenna 26 meter	—	-	750,000
	TOTAL	883,204	3149	$ 89,662,802

JOHNSON SPACE CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
14	Anechoic Chamber Test Facility	39,004	39	2,541,439
29	Weightless Environmental Training Fac.	48,296	93	9,029,207
35	Flight Crew Training Facility	29,327	89	1,117,222
4	Flight Operations Facility	104,889	721	3,809,626
5	Mission Simulation & Training Facility	63,971	241	3,582,401
9	Technical Services Facility	64,157	29	5,199,872
12	Central Data Office	62,699	213	1,928,446
30	Mission Control Center (Houston)	253,114	663	12,495,630
36	Bioengineering & Test Support Facility	60,273	115	3,330,165
44	Electronic Systems Compatibility Fac.	56,060	177	1,796,578
49	Vibration & Acoustic Test Facility	55,628	40	6,068,684
1	Project Management Bldg.	197,739	784	5,976,995
45	Project Engineering Office & Technical Library	135,898	539	3,798,521
7	Life Systems Laboratory	109,026	357	7,508,873
8	Photographic Technology Laboratory	53,837	143	2,087,006
13	Structures & Mechanics Laboratory	68,465	157	2,577,479
15	Instrumentation & Electronic Systems Laboratory	72,824	213	2,504,711
16	Spacecraft Systems Laboratory	149,379	527	5,815,091
17	Earth Resources Applications Development Laboratory	84,223	138	2,217,073
31	Planetary & Earth Sciences Laboratory	71,868	108	4,101,797
32	Space Environment Simulation Laboratory	139,342	94	41,485,377
37	Life Sciences Laboratory	82,627	164	8,337,630
10	Technical Services Shop	84,094	64	3,082,268
2	Auditorium & Public Affairs Facility	55,517	71	1,843,702
333	Temporary Storage Warehouse	29,799	-	82,048
336	Test Equipment Warehouse	30,100	-	83,318
420	Shipping & Receiving Warehouse	46,423	73	917,367
421	General Supply Warehouse	49,914	23	642,651
24	Central Heating & Cooling Plant	41,380	58	1,205,266
	TOTAL	2,339,873	5933	$145,166,443

JSC-DOWNEY

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
288	Space Systems Development	77,000	193	2,799,526
290	Systems Integration & Checkout	132,370	534	5,051,346
001	Offices, Factory Laboratories	906,699	3976	8,567,193
006	Engineering & Support Building	204,800	1224	4,739,398
041	Model Shop and Manufacturing Support Bldg.	45,204	138	384,824
011	Offices, Laboratories	53,498	203	333,013
	TOTAL	1,419,571	6268	$ 21,875,300

KENNEDY SPACE CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
60530	Spacecraft Bldg. No. 2 "AO"	43,967	30	2,187,949
60680	Missile Assembly Bldg. "AE"	39,080	30	2,149,044
21900-"H"	Operations Support Bldg.	30,506	152	924,628
1731	Missile Assembly Bldg. "M"	41,450	14	1,353,964
M7-355	Operations & Checkout Bldg.	601,748	1496	48,276,303
M6-342	Central Instrumentation Facility	136,378	513	9,237,115
K6-848	Vehicle Assembly Bldg. (VAB)	1,829,427	1943	165,989,470
K6-900	Launch Control Center (LCC)	221,942	637	11,686,337
66250	Missile Assembly Bldg. (AF)	66,170	70	2,942,941
1726	Missile Assembly Bldg. S	60,759	77	2,906,034
M7-409	Flight Crew Support Bldg.	65,315	235	2,623,542
60650	Administration Bldg.	36,116	125	686,308
M6-399	KSC Headquarters	439,446	1686	11,715,127
K7-516	Propellant Laboratory & High Pressure Gas Maintenance Facility	35,124	90	1,674,272
M6-486	Base Support	83,764	259	1,582,935
M6-698	Supply Warehouse No. 2	34,800	31	515,381
M7-505	Supply Shipping & Receiving No. 1	94,207	159	2,616,206
M6-744	Central Supply Facility	92,894	302	2,278,949
M6-794	Supply Warehouse #1	69,939	30	807,503
K6-947	Utility Annex	30,836	34	2,941,394
	SUB TOTAL	4,053,868	7913	$275,095,402

KENNEDY SPACE CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
	Launch Pads (6)	146,813	-	60,743,480
	Mobile Launchers (3)	—	-	69,182,477
	Orbiter Landing Facility	*	-	28,192,657
K6-894	Orbiter Processing Facility	95,266	244	33,524,313
M7-961	Hypergol Module Processing	10,309	9	3,638,046
K6-1095	Thermal Protection Systems Facility	14,330	38	631,547
66240/249	Solid Rocket Booster Retrieval Facility	78,022	-	7,160,676
M7-505A	Launch Equipment Test Facility	1,484	159	976,702
M7-1469	Vertical Processing Facility	26,940	29	11,747,916
	SUB TOTAL (2)	373,164	479	$215,797,814
	SUB TOTAL (1)	4,053,868	7913	$275,095,402
	GRAND TOTAL	$4,427,032	8392	$490,893,216

* (936,596 Gross Sq. Yards)

LANGLEY RESEARCH CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
643	Full Scale Tunnel	102,463	35	5,207,207
648	Transonic Dynamics Tunnel	33,713	45	16,415,483
1236	National Transonic Facility	80,386	39	107,744,974
1299	Vehicle Antenna Test Facility	48,250	72	3,314,707
1221	High Intensity Noise Facility	71,934	27	7,374,229
1230	Instrument Research Laboratory	36,798	74	2,395,261
1244	Hangar	185,768	201	5,560,673
1251	Unitary Plan Wind Tunnel	150,452	82	31,808,122
584	Systems Engineering Division Bldg.	29,286	117	902,925
647	Quality Assurance Bldg.	39,284	100	869,409
1194	Library	37,275	49	1,177,689
1219	LaRC Headquarters	34,048	85	1,253,617
1229	Loads Division	40,458	76	1,537,589
1148	Structures Research Laboratory	40,643	72	3,065,599
1205	Fatigue Research Laboratory	32,230	49	1,290,392
1212	Subsonic Tunnels Laboratory	40,749	46	1,805,806
1220	Simulation Research Laboratory	41,374	33	2,094,359
1250	Life Support Technology Laboratory	59,290	104	3,766,035
1202	Flight Instrumentation Laboratory	69,349	147	3,571,881
1247-B	Hypersonic Blowdown Complex (West Wing)	61,315	24	14,302,931
1247-D	Hypersonic Blowdown Complex (East Wing)	84,876	24	10,466,152
1268-A	Flight Control Research Complex	150,207	230	12,936,103
(Off-Site)	Space Radiation Effects Laboratory	64,571	-	8,531,180
1288	Solid Waste Disposal Facility	—	-	11,147,214
1257/62	Aircraft Landing Dynamics Facility	—	-	5,492,402
1232A	Fabrication Shop	43,695	54	2,580,371
1297	Impact Dynamics Research Facility	—	18	4,791,065
	TOTAL	1,628,414	1803	$271,403,375

LEWIS RESEARCH CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
37	Engine Research Building - Northwest Wing	35,010	-	1,694,970
125	Propulsion Systems Lab. Engine Test Bldg.	45,192	30	7,790,916
90	10' x 10' Subsonic Wind Tunnel Main Comp. & Drive Bldg.	47,780	2	8,394,524
4	Flight Research Bldg.	75,598	28	1,502,644
5	Engine Research Bldg.	233,917	242	13,369,798
16	Electric Propulsion Research Bldg.	52,250	174	5,328,788
23	Engine Research Bldg. - (West Wing)	104,246	5	3,556,886
86	10' x 10' Subsonic Wind Tunnel Office & Computer Center	83,810	203	7,650,957
500	Development Engineering Bldg.	162,229	528	3,124,768
3	Administration Bldg.	45,510	74	691,952
6	Chemistry Laboratory	47,796	105	1,117,319
54	8' x 6' Subsonic Wind Tunnel Research & Control Bldg. Office	44,721	123	1,020,653
60	Library Services Bldg.	37,440	-	1,586,314
501	Development Engineering Bldg. Annex	43,264	97	903,252
21	Engineering Services Bldg.	73,493	163	959,681
105	Materials Processing Laboratory	33,823	38	1,089,990
106	Basic Materials Laboratory	38,332	45	1,471,639
302	Energy Conversion Laboratory	30,826	39	2,654,669
49	Materials & Stresses Laboratory	97,696	169	4,491,909
64	Propulsion Systems Laboratory Equipment Bldg.	87,590	28	18,855,291
77	Instrument Research Laboratory	94,709	143	2,708,539
301	Electric Propulsion Laboratory	74,698	80	6,392,958
50	Fabrication Shop	48,411	49	645,388
14	Technical Services Bldg.	65,195	101	1,046,984
15	Utilities Bldg.	40,630	41	1,570,785
7	Altitude Wind Tunnel	11,750	5	2,970,192
143	Research and Analysis Center (Computer Facility)	67,000	142	5,910,369
	TOTAL	1,822,916	2654	$108,502,135

MARSHALL SPACE FLIGHT CENTER

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
4476	Acceleration & Environmental Test Fac.	29,166	12	1,354,119
4670	Propulsion & Structural Test Fac.	32,336	-	16,614,090
4674	Control Center Bldg.	31,933	-	4,722,689
4732	Bisonic Wind Tunnel Facility	29,390	13	822,439
4570	Blockhouse & Cable Tunnels (Leading to Bldgs.)	76,959	-	2,051,674
4650	Guided Missile Test Shop	99,682	31	2,933,490
4663	Computation Laboratory & Office Bldg.	138,497	323	5,490,260
4708	Missile Assembly & Inspection Hangar	286,542	396	13,820,537
S-4755	Vehicle Components Hangar & of Component & Assembly Hangar	82,134	-	3,827,099
4712	Office Bldg.	39,028	81	837,701
4200	Central Laboratory & Office Bldg.	235,650	708	4,646,306
4201	Engineering & Administration Bldg.	109,201	395	2,378,500
4202	Project Engineering Bldg.	109,201	386	2,503,485
4481	Engineering Machine Shop & Office Bldg.	139,558	209	4,518,450
4610	Office & Engineering Bldg.	184,655	679	4,346,460
4666	Test Division Engr. & Office Bldg.	54,520	292	1,714,703
4491	Components Laboratory & Office Bldg.	32,265	45	7,778,068
4583	Components Test Laboratory	34,043	13	3,675,215
4487	Guidance & Control Office Bldg.	329,369	484	9,866,765
4612	Materials Laboratory	89,951	110	2,589,363
4619	Structure & Mechanics Laboratory	170,598	81	10,044,743
4250	Technical Services Operations Bldg.	38,610	121	532,226
4561	Support Services Bldg.	32,766	41	822,062
S-4572	Components & Subassemblies Accep	35,700	11	984,985
4760	Surface Treatment Facility	38,820	9	2,384,475
4705	Missile Assembly Shop & Office Fabrication & Machine Shop	190,633	133	5,201,941
4707	Structural Fabrication Bldg.	127,443	28	4,122,022
4711	Research & Process Technology Bldg.	68,743	86	1,605,027
4566	Engineering Bldg.	34,286	-	891,945
4471	Storage & Office Bldg.	132,054	167	2,079,298
4207	Central Communications Facility	35,365	103	1,582,700
	TOTAL	3,069,098	4957	$126,742,837

MICHOUD ASSEMBLY FACILITY

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
110	Vertical Assembly Bldg.	44,414	174	16,209,623
130	Systems Engineering Bldg.	31,772	-	1,116,132
303	Booster Hangar Bldg.	114,126	7	2,995,340
420	Stage Test Position Facility	108,733	96	2,433,341
902	Administration Bldg. (Slidell Computer Complex)	102,956	260	4,532,840
101	Administration Bldg.	90,010	158	1,402,636
102	Engineering Bldg.	119,807	628	1,785,075
350	Office & Engineering Bldg.	541,839	2207	7,725,224
111	Laboratory Bldg.	84,344	-	4,318,246
203	Maintenance Supply Bldg.	34,661	3	332,820
103	Manufacturing Bldg.	1,977,938	1414	38,035,532
320	Contractors Services Bldg.	84,362	161	2,075,744
220	Vehicle Component Supply Bldg.	200,563	12	2,068,374
351	Cafeteria & Equipment Bldg.	35,309	13	866,054
	TOTAL	3,570,834	5133	$ 85,896,981

NATIONAL SPACE TECHNOLOGY LABORATORIES

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
1000	Data Handling Center	29,215	74	1,865,103
4120	Space Shuttle Main Engine Test Stand Position A-1	29,392	58	25,420,661
4122	Space Shuttle Main Engine Test Stand Position A-2	29,392	61	29,129,070
4995	Data Acquisition Facility	38,002	63	7,830,193
4220	Shuttle Orbiter Test Stand	181,024	118	54,319,867
1100	Administration Bldg.	139,160	432	4,401,240
1105	Environmental Laboratory	58,171	123	3,565,295
8100	Instrument Laboratory	64,124	244	6,763,011
2105	Engineering & Logistics Bldg.	34,884	85	1,392,180
2205	Repair & Fabrication Shop	97,492	238	3,679,574
2204	Warehouse Bldg.	176,792	121	4,107,679
3202	Space Shuttle Building	52,577	28	2,814,764
3203	Oceanographic Building	87,490	51	5,613,177
	Lock & Bascule Bridge	—	-	9,584,042
	Railroad Facilities	—	-	1,424,294
	TOTAL	$1,017,715	1696	$161,910,150

WALLOPS FLIGHT FACILITY

BLDG. NO.	NAME	GROSS SQ. FT.	PERSONNEL	VALUE
N-162	Telemetry Receiving & Recording Facility	33,038	31	1,023,848
D-1	Aircraft Hanger, Storage & Office Space	59,697	54	2,065,508
N-159	Range Control & Evaluation Facility Building	97,849	51	2,577,946
F-10	Technical Service Shops & Offices	59,697	67	1,863,695
F-16	Facilities Operation Shop	30,720	58	1,232,271
E-104	Management Education Center	22,270	3	530,323
E-105	Employee Development Center	21,920	14	467,284
E-106	Applied Science Building	22,278	48	695,602
E-107	Procurement & Fiscal Office Bldg.	21,920	65	634,551
E-108	Range Engineering Bldg.	22,270	76	649,182
	Research Airport Facility	*	-	18,278,662
	TOTAL	392,159	467	$ 30,018,872
		341,659		

* (870,302 Gross Sq. Yards)

Attachment C

RENTAL OF REAL PROPERTY
FISCAL YEAR 83
R&PM
(GSA ASSIGNED SPACE)

			FY 83 Projected Funding		
Property Location	Type of Space	Gross Sq. Ft.	(S.L.U.C.) Rental	Other Services	Total
NASA Headquarters					
Federal Office Building (FOB-6) 4th & C Streets, SW Washington, DC (GSA Bldg #0010)	Office, Storage	167,642	$ 2,695,517	$ 150,800	$2,846,317
Federal Office Building (FOB-10B) 600 Independence Ave., SW Washington, DC (GSA Bldg #0084)	Office, Storage	251,172	3,682,897	303,900	3,986,797
Reporters Building 300 7th Street, SW Washington, DC (GSA Bldg #1128)	Office	(a)23,230 (b)16,021	303,848	30,000	333,848
Wash-Balto Science & Industry Center (Bldg #1) Elkridge Landing Road Friendship Airport, MD (GSA Bldg #1284)	Office, Storage	86,299	779,920	92,000	871,920
TOTAL		(a)528,343 (b)521,134	$ 7,462,182	$ 576,700	$8,038,882

(a) Rental from 10/1/82 to 3/31/82
(b) Rental from 4/1/82 to 9/30/85

RENTAL OF REAL PROPERTY
FISCAL YEAR 83
R&PM
(GSA ASSIGNED SPACE)

Property Location	Type of Space	Gross Sq. Ft.	FY 83 Projected Funding		
			(S.L.U.C.) Rental	Other Services	Total
Goddard Space Flight Center					
Armstrong Building 2880 Broadway New York, NY (GSA Bldg #2432)	Office, Storage, Special	33,213	$ 392,800	$ 485,500	$ 878,300
Mat Land Warehouse #3 Glenn Dale Road Glenn Dale, MD (GSA Bldg #1343)	Storage, Light Industrial	14,420	75,600	--	75,600
TOTAL		47,633	$ 468,400	$ 485,500	$ 953,900

RENTAL OF REAL PROPERTY

FISCAL YEAR 83

R&D

(GSA ASSIGNED SPACE)

			FY 83 Projected Funding		
Property Location	Type of Space	Gross Sq. Ft.	(S.L.U.C.) Rental	Other Services	Total
Jet Propulsion Laboratory Federal Service Center Building #1 4747 Eastern Avenue Bell CA (GSA Bldg #0861NN)	Storage	119,104	$ 170,319	$ --	$170,319
Johnson Space Center Federal Service Center Building #3 4747 Eastern Avenue Bell CA (GSA Bldg #0863NN)	Warehouse, Storage	117,794	$ 194,000	$ --	$194,000

NASA OWNED BUILDINGS

Total Number of Buildings*	2003
Gross Square Feet*	32,798,464

*Does not include relocatable buildings

NASA LEASED BUILDING SPACE

DFRF	7942
JSC/WSTF	371
Gross Square Feet	8313

Data as of 9/30/82

Attachment D

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES
FISCAL YEAR 1984 ESTIMATES

SUMMARY OF THE BUDGET PLAN BY LOCATION

Location	FY 1982	FY 1983 (In Dollars)	FY 1984
Lyndon B. Johnson Space Center	680,000	—	—
John F. Kennedy Space Center	1,720,000	—	—
Space Shuttle Facilities	35,050,000	21,405,000	41,300,000
Space Shuttle Payload Facilities	—	1,740,000	12,000,000
Goddard Space Flight Center	—	2,840,000	—
Wallops Flight Center	—	2,150,000	—
Jet Propulsion Laboratory	1,000,000	—	4,300,000
Ames Research Center	18,500,000	—	3,900,000
Hugh L. Dryden Flight Research Facility	—	4,500,000	800,000
Langley Research Center	2,950,000	16,200,000	9,500,000
Lewis Research Center	1,200,000	3,915,000	10,600,000
Various Locations	9,800,000	—	1,700,000
Repair	12,800,000	14,000,000	19,500,000
Rehabilitation and Modification	17,700,000	19,000,000	24,500,000
Minor Construction	2,300,000	3,750,000	4,800,000
Facility Planning and Design	10,000,000	8,000,000	9,200,000
Subtotal	113,700,000	97,500,000	142,100,000
Reimbursement to GSA for NASA utilized property at Ellington Air Force Base, Texas, as directed by OMB	—	—	8,400,000
Total Plan	113,700,000	97,500,000	150,500,000

SUMMARY OF BUDGET PLAN BY COGNIZANT OFFICE

	FY 1982	FY 1983 (In Dollars)	FY 1984
Office of Space Flight..................................	37,450,000	23,145,000	53,300,000
Office of Space Science and Applications..............	1,000	4,990,000	1,600,000
Office of Space Tracking and Data Systems..............	9,800,000	—	5,200,000
Office of Aeronautics and Space Technology............	22,650,000	24,615,000	24,000,000
Office of Management....................................	42,800,000	44,750,000	66,400,000*
Total..	113,700,000	97,500,000	150,500,000

SUMMARY OF BUDGET PLAN BY SUBFUNCTION

Code No.				
253	Space Flight..................................	35,050,000	21,405,000	41,300,000
254	Space Science, Applications, and Technology....	—	1,740,000	12,000,000
255	Supporting Space Activities....................	56,000,000	54,240,000	73,200,000*
(250)	Subtotal, General Science, Space, and Technology............................	91,050,000	77,385,000	126,500,000
402	Air Transportation............................	22,650,000	20,115,000	24,000,000
	Total..	113,700,000	97,500,000	150,500,000

*Includes $8,400,000 reimbursement to GSA for NASA utilized property at Ellington Air Force Base, Texas, as directed by OMB.

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES
FISCAL YEAR 1984 ESTIMATES

SUMMARY OF THE BUDGET PLAN BY LOCATION

Cognizant Office	Budget Activity	Subfunction Code	Location and Project	FY 1982	FY 1983	FY 1984	Page No.
				(Thousands of Dollars)			
			Lyndon B. Johnson Space Center	680	—	—	
SF	7	255	Rehabilitation of Utility Control System, Various Buildings	680	—	—	
			John F. Kennedy Space Center	1,720	—	—	
SF	7	255	Construction of Waste Material Incinerator	895	—	—	
SF	7	255	Repair of Operations and Checkout Building Roof	825	—	—	
			Space Shuttle Facilities at Various Locations as Follows:	35,050	21,405	41,300	
SF	1	253	Modifications for Additional Chillers for Mission Control Center (JSC)	—	—	2,300	CF 1-4
SF	1	253	Modifications to Mobile Launch Platform #3 (KSC)	—	—	27,300	CF 1-12
SF	1	253	Modification of Manufacturing and Final Assembly Facilities for External Tanks (MAF)	2,785	17,845	11,700	CF 1-18
SF	1	253	Minor Shuttle-Unique Projects, Various Locations	1,115	1,860	—	
SF	1	253	Modifications to Solid Rocket Booster Refurbishment and Subassembly Facilities (KSC)	—	1,700	—	
SF	1	253	Construction of Component Ablator Facility (MAF)	15,000	—	—	
SF	1	253	Construction of Solid Rocket Booster Processing and Segment Storage Facilities (KSC)	12,400	—	—	
SF	1	253	Modifications to Building 30 for Shuttle Operations (JSC)	650	—	—	
SF	1	253	Modifications to Firing Rooms (KSC)	3,100	—	—	

Cognizant Office	Budget Activity	Subfunction Code	Location and Project	FY 1982	FY 1983	FY 1984	Page No.
				(Thousands of Dollars)			
			Space Shuttle Payload Facilities at Various Locations as Follows:	—	1,740	12,000	
SF	2	254	Construction of Cargo Hazardous Servicing Facility (KSC)........	—	—	9,000	CF 2-1
SF	2	254	Modifications to Spacecraft Assembly and Encapsulation Facility (SAEF-2) for Cargo Processing (KSC)........	—	—	3,000	CF 2-9
SF	2	254	Rehabilitation and Modification for Payload Ground Support Operations (KSC)........	—	1,740	—	
			Goddard Space Flight Center	—	2,840	—	
SSA	7	255	Construction of Addition to Research Projects Laboratory (2)........	—	—	—	
SSA	7	255	Rehabilitation and Modification of Utility Systems......	—	2,840	—	
			Wallops Flight Center	—	2,150	—	
SSA	7	255	Rehabilitation of Technical Support Buildings...........	—	—	—	
SSA	7	255	Rehabilitation of Airfield........	—	2,150	—	
			Jet Propulsion Laboratory	1,000	—	4,300	
ST&DS	7	255	Construction of Frequency Standards Laboratory..........	—	—	2,700	CF 3-1
SSA	7	255	Modifications to Space Flight Operations Facility.......	1,000	—	1,600	CF 3-7
			Ames Research Center	18,500	—	3,900	
AST	5	402	Construction of Fluid Mechanics Laboratory.............	—	—	3,900	CF 4-1
AST	5	402	Modification of 12-Foot Pressure Wind Tunnel...........	18,500	—	—	
			Hugh L. Dryden Flight Research Facility	—	4,500	800	
ST&DS	7	255	Construction of Aeronautical Tracking Facility.........	—	—	800	CF 5-1
AST	7	255	Construction of Data Analysis Facility.................	—	4,500	—	

Cognizant Office	Budget Activity	Subfunction Code	Location and Project	FY 1982	FY 1983	FY 1984	Page No.
				(Thousands of Dollars)			
			Langley Research Center	2,950	16,200	9,500	
AST	5	402	Modifications and Addition for Composite Materials Laboratory (1293A)..	—	—	5,100	CF 6-1
AST	5	402	Modifications to 30- by 60-Foot Wind Tunnel (643).......	—	—	4,400	CF 6-11
AST	5	402	Modifications to the 4- by 7-Meter Low Speed Tunnel.....	—	7,200	—	
AST	5	402	Modifications to Upgrade the Transonic Dynamics Tunnel..	—	9,000	—	
AST	5	402	Modifications for Enhanced 20-Inch Supersonic Wind Tunnel..	2,950	—	—	
			Lewis Research Center	1,200	3,915	10,600	
AST	5	402	Modifications for Small Engine Component Testing Facility..	—	—	7,000	CF 7-1
AST	5	402	Modifications to Icing Research Tunnel (11)............	—	—	3,600	CF 7-11
AST	5	402	Modification of Rocket Engine Test Facility for Altitude Testing.....................................	—	995	—	
AST	5	402	Modification to 450 PSI Air System in Engine Research Building..................................	—	2,920	—	
AST	5	402	Modifications for High Pressure Turbine Corrosion and Thermal Fatigue Testing...........................	1,200	—	—	
			Various Locations	9,800	—	1,700	
ST&DS	7	255	Relocation of 26-Meter STDN Antenna, Spain (JPL)........	—	—	1,700	CF 8-1
ST&DS	7	255	Construction of Two 34-Meter Antennas..................	9,800	—	—	
MGMT	7	255	Repair of Facilities at Various Locations Not in Excess of $500,000 Per Project...................	12,800	14,000	19,500	CF 9-1
MGMT	7	255	Rehabilitation and Modification of Facilities at Various Locations, Not in Excess of $500,000 Per Project..	17,700	19,000	24,500	CF 10-1

Cognizant Office	Budget Activity	Subfunction Code	Location and Project	FY 1982	FY 1983	FY 1984	Page No.
				(Thousands of Dollars)			
MGMT	7	255	Minor Construction of New Facilities and Additions to Existing Facilities at Various Locations, Not in Excess of $250,000 per Project........................	2,300	3,750	4,800	CF 11-1
MGMT	7	255	Facility Planning and Design............................	10,000	8,000	9,200	CF 12-1
			Subtotal..	113,700	97,500	142,100	
MGMT	7	255	Reimbursement to GSA for NASA Utilized Property at Ellington Air Force Base, Texas as Directed by OMB......	—	—	8,400	CF 13-1
			TOTAL..	113,700	97,500	150,500	

Attachment E

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		FOR (Program/Installation Office or Center) Summary 5-Year Program			DATE FEB 1983		
		ESTIMATED COST (in Millions to nearest tenth)					
Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
	Ames Research Center and Dryden Flight Research Facility	4.7	20.8	20.0	16.7	8.5	70.7
	Goddard Space Flight Center and Wallops Flight Center	---	24.9	23.5	5.0	10.1	63.5
	Jet Propulsion Laboratory	6.0	41.5	52.4	42.7	21.4	164.0
	Johnson Space Center	2.3	9.8	8.8	---	---	20.9
	Kennedy Space Center	39.3	71.4	32.7	33.5	13.7	190.6
	Langley Research Center	9.5	24.3	24.1	14.7	14.5	87.1
	Lewis Research Center	10.6	16.5	62.5	61.9	47.2	198.7
	Marshall Space Flight Center	---	22.3	11.2	22.0	---	55.5
	Michoud Assembly Facility	11.7	14.2	23.2	14.7	27.0	90.3
	National Space Technology Laboratories	---	4.4	5.7	9.4	5.6	25.1
	TOTAL DISCRETE PROJECTS	84.1	240.1	264.1	220.6	148.0	966.9
	TOTAL MINOR PROGRAM	*66.4	58.0	65.0	65.0	65.0	319.4
	*Includes $8.4M reimbursment to GSA for NASA utilized property at Ellington AFB						
GRAND TOTAL MAJOR & MINOR PROGRAMS	TOTAL ▶	150.5	308.1	329.1	285.6	213.0	1286.3

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

AMES RESEARCH CENTER
Incuding Dryden Flight Research Facility

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Construction of Aerodynamic Research Laboratory	3.9					
STDS	Construction of Aeronautical Tracking Facility	0.8					
AST	Construction Computational Physics Facility		18.0				
AST	Construction Biomedical Research Facility		2.0				
AST	Construction Ground Vibration/Inertia Test Facility (DFRF)		.8				
AST	Modification to Outdoor Aerodynamic Research Facility (Static Test)			4.5			
AST	Construction of Intergrated Test Facility (DFRF)			12.0			
AST	Modification of the Flight Simulator Advanced Aircraft (FSAA)			3.5			
AST	Modification 40 x 80 for Acoustic Research and Gust Generators				9.8		
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
AMES RESEARCH CENTER
Including Dryden Flight Research Facility

DATE
FEB 1983

ESTIMATED COST (In Millions of Dollars)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Construction of 2 x 2 TWT (Test Section Carts and Relocating)				6.0		
AST	Modifications for Simulation Facilities (N-210)				.9		
AST	Rehabilitation of Compressor Plant					4.0	
AST	Mosification for 80 x 120 Test Section Venting					3.5	
AST	Construction of Model Preparation Building					1.0	
	TOTAL ▶	4.7	20.8	20.0	16.7	8.5	70.7

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
Goddard Space Flight Center
(Including Wallops Flight Center)

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
	SUMMARY						
	Goddard (Including Wallops)						
SSA	On Site	---	21.9	8.5	5.0	10.1	45.5
STDS	Off Site	---	3.0	15.0	---	---	18.0
	TOTAL	---	24.9	23.5	5.0	10.1	63.5

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	(Program/Installation Office or Center) GODDARD SPACE FLIGHT CENTER (ON SITE)	DATE FEB 1983

ESTIMATED COST (in Millions of Dollars)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
SSA	Construction of Headquarters Computer and Scientific and Technical Information Facility (HC/STIF)		8.1				
SSA	Construction of Addition to Research Projects Laboratory		1.9				
SSA	Rehabilitation of Technnical Support Buildings (Wallops)		3.2				
SSA	Construct Clean Room Complex Addition to Building 10		8.0	7.0			
SSA	Emergency Power and Air Conditioning Buildings 3/13/14			1.5			
SSA	Modification for Geopotential Research Mission (22)		.7				
SSA	Modification for Consolidation of Technical Support Directurate				5.0		
SSA	Construction of Multisatellite Operations Control Center					10.1	
TOTAL GSFC ON SITE	TOTAL ▶	---	21.9	8.5	5.0	10.1	45.5

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FROM (Program/Installation Office or Center)
GODDARD SPACE FLIGHT CENTER
(OFF SITE)

DATE
FEB 1983

ESTIMATED COST (In Millions to nearest tenth)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
STDS	Space Station Ground Support Facility			;15.0			
STDS	Modifications Buildings 3/13/14		1.2				
STDS	Modifications of Building 13, Building Systems for TDRSS-NOC		1.8				
	TOTAL ▶	---	3.0	15.0	---	---	18.0

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
JET PROPULSION LABOATORY

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (in Millions to nearest tenths)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
	SUMARY						
SSA	On Site	4.3	23.9	24.5	25.7	15.5	93.9
STIS	Off Site	1.7	17.6	27.9	17.0	5.9	70.1
	TOTAL ▶	6.0	41.5	52.4	42.7	21.4	164.0

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	TITLE (Program/Installation/Office or Center) JET PROPULSION LABORATORY ON SITE	DATE FEB 1983

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
		ESTIMATED COSTS (in Millions to nearest tenth)					
SSA	Modifications to Space Flight Operations Facility, Bldg. 230	1.3					
SSA	Modifications for Central Cooling System		5.1				
SSA	Construction of Integrated Research Laboratory		8.3				
SSA	Construction of Frequency Standards Laboratory	2.7					
SSA	Construction of Science Instrument Calibration Facility		7.0				
SSA	Construction of Central Engineering, Phases I & II			9.5	9.5		
SSA	Construction of SAR Data Processing Facility		7.0				
SSA	Modifications for Cryopumping, 25-FT. Space Simulator, Building 150			4.8			
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

PLAN (Program/Installation Office or Center)
JET PROPULSION LABORATORY, (ON SITE)

DATE
FEB 1983

ESTIMATED COST (In Millions to nearest tenth)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
SSA	Construction of Central Cooling Plant II			5.2			
SSA	Addition to Machining Shop, Bldg. 170			5.0			
SSA	Develop Pioneer Road				3.2		
SSA	Construciton of Storage Warehouse				9.0		
SSA	25-FT Diameter Vacuum Facility				4.0		
SSA	Materials Research Laboratory					9.0	
SSA	West Arroyo Parking Lot Development					4.5	
SSA	Second Floor OSE Addition, Bldg. 179					2.0	
TOTAL JPL ON SITE	TOTAL ▶	4.3	23.9	24.5	25.7	15.5	93.9

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	FOR (Program/Installation Office or Center) JET PROPULSION LABORATORY (OFF-SITE	DATE FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (In Millions to nearest tenth) FY 84	FY 85	FY 86	FY 87	FY 88	Total
STDS	Relocation of 26-Meter Antenna, STDN (Spain/Goldstone, CA)	1.7 (Spain)		2.8 (Gold)			
STDS	Rehabilitation and Modification of 64-Meter Antenns to 70-Meter (Neptune Support), Goldstone, CA		7.6				
STDS	Communications Development Antenna, Goldstone, CA		8.2				
STDS	Goldstone Lake Water Wells and Processing Plant		1.8				
STDS	Rehabilitation and Modification of 64-Meter Antenna to 70-Meter (Neptune Support), Canberra, Australia			8.4			
STDS	Rehabilitation and Modification of 64-Meter Antenna to 70-Meter (Neptune Support), Madrid, Spain			8.4			
STDS	Signal Cables and Terminals (Intrasite), Goldstone, CA			1.0			
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	FOR (Program/Installation Office or Center) JET PROPULSION LABORATORY (OFF-SITE)	DATE FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (In Millions to nearest tenth) FY 84	FY 85	FY 86	FY 87	FY 88	Total
STDS	Solar Thermal Power Plant, Unit II, Goldstone, CA				2.6		
STDS	Construction of Solar-Assisted Heating and Cooling System, Goldstone, CA			4.3			
STDS	Demolition and Site Restoration, Various, Closed DSN Sites			3.0			
STDS	Signal Cables and Terminals (Intrasite), Canberra, Australia				1.1		
STDS	Construction of Solar-Assisted Heating and Cooling System, Canberra, Australia				4.3		
STDS	Construction of Solar-Assisted Heating and Cooling System, Madrid, Spain					4.7	
STDS	Signal Cables and Terminals (Intrasite), Madrid, Spain					1.2	
STDS	Construction of 34-Meter Antenna (Neptune Support) Madrid, Spain				9.0		
TOTAL JPL OFF-SITE	TOTAL ▶	1.7	17.6	27.9	17.0	5.9	70.1

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	FOR (Program/Installation Office or Center) JOHNSON SPACE CENTER	DATE FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (In millions to nearest tenth)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modifications for Additional Cooling for Mission Control Center	2.3					
SF	Modifications for LOX/Hydrocarbon Test Facility, Bldgs. 353/356		2.0	1.0			
SF	Modifications for LOX/Hydrocarbon Technology Development, White Sands Test Facility		1.6				
SF	Midifications to 12.47 kV Electrical Power Distribution System Bldg. 221		0.9				
SF	Midification of Anechoic Chamber, Bldg. 14			2.0			
SF	Modification for STS Operations, Bldg. 7A		0.6				
SF	Modifications for Inospheric Simulation Capability, Chamber A, Bldg. 32			1.1			
SF	Modificaiton to Bldg. 76 for Additional Access		0.5				
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center): JOHNSON SPACE CENTER

DATE: FEB 1983

ESTIMATED COST (In Millions to nearest tenths)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modifications to Bldg. 49 for Static and Dynamic Testing of Shuttle Payloads						
SF	Modifications for Third Simulator Crew Station, Bldg. 5		1.5				
SF	Modifications for Simulator Systems, Bldg. 35		2.0				
SF	Modifications to 20-FT Chamber and Advanced ECS Test Complex, Bldg. 7		0.7				
SF	Fire Detection System for Critical Areas with High Air Flow			0.8			
SF	Construction Clean Room Bonded Storage			0.6			
SF	Construction Crew Support Facilities			2.7			
				0.6			
GRAND TOTAL JSC	TOTAL ▶	2.3	9.8	8.8	---	---	20.9

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
KENNEDY SPACE CENTER

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST ($ Millions to nearest tenth)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modifications to Spacecraft Assembly and Encapsulation Facility (SAEF-2) for Cargo Processing	3.0					
SF	Construction of Cargo Hazardous Servicing Facility (CHSF)	9.0					
SF	Construction of CHSF Air Lock		7.0				
SF	Modifications to Mobile Launch Platform No. 3	27.3					
SF	Construciton of Addition to Orbiter Processing Annex		3.4				
SF	Construct Phase II SRM Facility		16.3				
SF	Construct LC-39 Logistics Facility		4.7				
Sf	Construct Addition to TPS Facility			1.4			
SF	Repair York 2,500-Ton Refrigeration Units		0.7				
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		PLAN (Program/Installation Office or Center) KENNEDY SPACE CENTER			DATE FEB 1983		
		ESTIMATED COST (In Millions to nearest tenth)					
Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Dredge Banana River Barge Channels		1.9				
SF	Repair Kennedy Parkway from Wilson to Volusia County Line		0.8				
SF	Modify SRB Retrieval Vessel Berth			0.8			
SF	Rehabilitation and Modification of Various Buildings for Energy Conservation		1.1				
SF	construct SLF Fuel Farm		0.3	0.3			
SF	Rehabilitation of Kennedy Parkway Southbound Lanes		0.6				
SF	Construction of SLF Taxiway and North End Turn		7.7				
SF	Modifications to M7-505 for Cargo operations Support Facility		1.0				
SF	4-Lane Kennedy Parkway from Industrial Area to Gate #2			1.8			
SF	Replace Utility Annex Boilers		0.9				
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)

KENNEDY SPACE CENTER

DATE

FEB 1983

ESTIMATED COST (in Millions to nearest tenths)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Repair NASA Parkway - Kennedy Parkway Gate #3				1.1		
SF	Construct Addition to WareHouse #2		2.3				
SF	Construction of Addition to LES for Fiberglassing and Thermal Insulation Spraying at LES		0.3				
SF	Replace PCB Transformers in O & C and VAB		2.4				
SF	Construct Cargo Hazardous Servicing Facility at VAFB			5.0			
SF	Modify SRB Disassembly Facility			4.0			
SF	Replace Pad B Fence for NRP			0.7			
SF	Construct Addition to Cargo Operations Support Facility			5.0	6.6		
SF	Construction of SFF Aircraft Parking Apron			10.8			
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES -- FIVE-YEAR PLANNING	FOR (Program/Installation Office or Center) KENNEDY SPACE CENTER	DATE FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (In Millions to nearest tenth) FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Dredge Banana River Barge Channels			2.1			
SF	Repair Industrial Area Streets			1.0			
SF	Repair "S" Band, Central Telemetry and Static Test Roads			0.8			
SF	Construction of VAFB Payload Proccessing Facility				10.0		
SF	Construct Large Space Structure Recycle/Repair Facility				13.8		
SF	Construction of Standard Control Facility				0.3		
SF	Replace South Elevation Exterior Translucent Panels VAB High and Low Bays				1.1		
SF	Repair VAB Secondary, Pads A & B Access and Contractor Roads				0.6		
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING	FOR (Program/Installation Office or Center) KENNEDY SPACE CENTER	DATE FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (in Millions to nearest tenth)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modifications for Oribital Transfer Vehicle Processing Facility					11.7	
SF	Repair KSC Headquarters Building Roof					0.5	
SF	Rehabilitation of VAB Corrugated Siding					0.9	
TOTAL KSC	TOTAL ▶	39.3	71.4	32.7	33.5	13.7	190.6

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		FOR (Program/Installation Office or Center) LANGLEY RESEARCH FACILITY				DATE FEB 1983	
		ESTIMATED COST (in Millions to nearest tenths)					
Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Modifications to 30x 60 FT Wind tunnel, Bldg. 643	4.4					
AST	Construction of Composite Materials Laboratory, Bldg. 1293A	5.1					
AST	Modificaitons for Space Lazer Optics Laboratory		4.1				
AST	Modifications to 16-FT Transonic Tunnel for Improved Productivity and Research Capablity		4.4				
AST	Modifications of 8-FT High Temperature Tunnel		11.9				
AST	Construction of Supersonic Low Disturbance Tunnel		3.9				
AST	Modification 4 x 7 for Aeroacoustic Research			5.4			
AST	Modificaitons Hypersonic Complex			5.4			
AST	Modification to National Transonic Facility (NTF)			6.8			
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		FOR (Program/Installation Office or Center) LANGLEY RESEARCH FACILITY			DATE FEB 1983	
		ESTIMATED COST ($ Millions to nearest tenth)				
Category	**TITLE OR DESCRIPTION**	**FY 84**	**FY 85**	**FY 86**	**FY 87**	**FY 88**	**Total**
AST	Construction of Large Advanced Concept Evaluation Laboratory			6.5			
AST	Modification HVAC Bldg. 1268				2.2		
AST	Modification .3M Transonic CRYO Tunnel (3-Dimensional Testing)				3.0		
AST	Modification for Interactive Design/Analysis Simulation				2.3		
AST	Rehabilitation Airfoil Research Facility				2.6		
AST	Construction of Addition Aircraft Noise Reduction Laboratory				4.6		
AST	Modification 300 PSI Air Storage					4.9	
AST	Construction Atmosphere Sciences Laboratory					3.1	
AST	Construction Engineering Test Development Laboratory					5.1	
AST	Modification 8-FT TPT (Automating Controls)					1.4	
TOTAL LaRC	Totals ▶	9.5	24.3	24.1	14.7	14.5	87.1

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

[illegible]
LEWIS RESEARCH CENTER

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (in millions to nearest tenth)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Modifications to Icing Research Tunnel (11)	3.6					
AST	Modificaitons for Small Engine Component Testing Compressor/Turbine Facility ERB (5)	7.0					
AST	Construction of Antenna Technology Laboratory		7.1				
AST	Modifications for Flame Tube and Cyclic Combustor Cumbustion Research Laboratory		1.2				
AST	Modifications for Variable Frequency System, ERB 23 and Refrigerated Air System, ERB (5)		4.8				
AST	Modifications of Propulsion Systems Laboratory (PSL) Engine Test Building		1.9				
AST	Modifications for Structural Dynamics Verification Facility, Zero Gravity Facility		1.5				
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		FUN (Program/Installation Office or Center) LEWIS RESEARCH CENTER			DATE FEB 1983		
		ESTIMATED COST (in Millions to nearest tenths)					
Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Rehabilitation and Productivity Modifications 8 x 6/ 9 x 15 SWT			9.0			
AST	Modifications for Small Engine COmponent Testing (Combustor)			6.1			
AST	Modification 10 x 10 SWT Aeroelastic Facility Dual Steam Nozzle			4.4			
AST	Rehabilitation PSL Cells 3 & 4 (Cooler Heat Exchange)				1.1		
AST	Modificaitons for Altitude Exhaust System				3.7		
AST	Repair Service Air Compressers				2.1		
AST	Modifications for Coaxial Nozzle Test Stand for Performance Testing				4.1		
AST	Modification for 15000 HP Transmission Facility					7.9	
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING		FOR (Program/Installation Office or Center) LEWIS RESEARCH CENTER				DATE FEB 1983	
		ESTIMATED COST ($ Millions to nearest tenths)					
Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
AST	Modification for Productivit 10 x 10 SWT (Model Handling)					4.8	
AST	Modifications to 125 PSI Combustion Air System					5.4	
AST	Repair High Pressure Facilit					3.8	
AST	Modification to Service Air System Central Area					1.2	
AST	Rehabilitation Electric Powe Distribution of 2.4 KVA Moto Starters Refrigation Bldg.					1.2	
SUB-TOTAL		10.6	16.5	19.5	15.8	24.3	
AST	Special Project Modifications of Altitude Wind Tunnel for Icing/Propulsion Research	---	---	43.0	46.1	22.9	
GRAND TOTAL LeRC	TOTAL ▶	10.6	16.5	62.5	61.9	47.2	198.7

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
MARSHALL SPACE FLIGHT CENTER

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST ($ Millions to nearest tenth) FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modification of Test Position 115 for Engine Component Testing		1.7				
SF	Modifications to Support Relocation of Environmental Test Facility (Bldg. 4708)		3.5				
SF	Repair/Replace Damaged Structures, Test Stand 500		2.1				
SF	Modifications to X-Ray Facilities for AXAF (Bldg. 4708)			10.0			
SF	Modifications to Space Engine Altitude Testing Phases I and II (Bldg. 4514		15.0		22.0		
SF	Modifications to Sea Level/ Altitude Test Position for Laser Thrusting (Bldg. 4583)			0.6			
SF	Rehabilitation of Uninterruptible Power Source, SCC			0.6			
TOTAL MSFC	TOTAL ▶	---	22.3	11.2	22.0	---	55.5

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

(Name of Program/Installation Office or Center)
MICHOUD ASSEMBLY FACILITY

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST (In Millions to nearest tenth) FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Replace Steam Boiler						
SF	Rehabilitate Storm Drainage			.9			
SF	Rehabilitate Systems/ Structures (103)			1.6			
SF	Replace Cooling Towers (202)				0.5		
SF	Institutional Discrete				1.7		
SF	Modification of Manufacturing and Final Assembly Facilities for External Tanks					11.0	
		11.7	14.2	20.7	12.5	16.0	
	-modifications in main manufacturing bldg. (103)	(3.9)					
	-modifications for ET x-ray staging, rework facility	(5.8)					
	-demineralized water storage tank	(2.0)					
	-TPS material storage		(1.0)				
	-backup desicant units		(1.4)				
	-heat reclamation (B,C,G,H)		(0.9)				
	-ET staging		(5.5)				
	-tank drying cell E		(1.5)				
	-MISC		(1.0)				
	-ET tank transportor and dolly staging		(2.0)				
	TOTAL ▶						

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
MICHOUD ASSEMBLY FACILITY

DATE
FEB 1983

ESTIMATED COST ($ Millions to nearest tenth)

Category	TITLE OR DESCRIPTION	FY 84	FY 85	FY 86	FY 87	FY 88	Total
	-rehabilitate chemical cleaning/plating		(0.9)				
	-remove north mezzanine (103			(2.5)			
	-LH_2 proof test			(4.2)			
	-materials servicing center			(2.0)			
	-TPS cells R & S			(10.0)			
	-TPS components			(2.0)			
	-ET staging (phase III)				(4.5)		
	-building 420 checkout cell				(3.0)		
	-crane allignment				(5.0)		
TOTAL MAF	TOTAL ▶	11.7	14.2	23.2	14.7	27.0	90.8

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
CONSTRUCTION OF FACILITIES – FIVE-YEAR PLANNING

FOR (Program/Installation Office or Center)
NATIONAL SPACE TECHNOLOGY LABORATORIES

DATE
FEB 1983

Category	TITLE OR DESCRIPTION	ESTIMATED COST ($ Millions to nearest tenth)					
		FY 84	FY 85	FY 86	FY 87	FY 88	Total
SF	Modification of Site HVAC Systems for Energy Conservation, Phases I, II, and III		3.5	5.7	9.4		
SF	Modification of Life Science Laboratory Building		0.9				
SF	Modification of Road "A" (County Road 607) from Turtleskin Creek Bridge to Texas Flat Road					2.1	
SF	Replace HTHW Underground System					3.5	
TOTAL NSTL	TOTAL ▶	---	4.4	5.7	9.4	5.6	25.1

II

98TH CONGRESS
1ST SESSION

S. 452

To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration, and for other purposes.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 3 (legislative day, JANUARY 25), 1983

Mr. STAFFORD (for himself, Mr. MOYNIHAN, Mr. SIMPSON, and Mr. RANDOLPH) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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A BILL

To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Public Buildings Act of 1983".

SEC. 2. It is hereby declared to be the policy of the Congress that the public buildings of the United States Government shall be located, designed, furnished, and maintained so as to ensure the highest productivity and efficiency of Federal agencies and their employees and, further, to provide Government services throughout the United States in locations convenient tc the people, to preserve and advance the Nation's legacy of architectural excellence, and to enhance commercial and cultural conditions in the vicinity of public buildings.

TITLE I—GENERAL AUTHORITIES

SEC. 101. The Administrator of General Services, acting through the Public Buildings Service, in conformance with the policies and provisions of this Act, shall have sole authority to acquire, design, construct, lease, manage, maintain, repair, renovate, and assign and reassign space in, buildings and sites to meet the public buildings needs of the Government.

SEC. 102. There is hereby established in the General Services Administration a Public Buildings Service. There shall be at the head of the Public Buildings Service a Commissioner of Public Buildings who shall be appointed by the President, by and with the advice and consent of the Senate, and shall be compensated at the rate provided for level IV of the Executive Schedule (5 U.S.C. 5332).

SEC. 103. There shall be within the Public Buildings Service a Supervising Architect who shall be appointed by the Administrator of General Services and shall be compensated at the rate provided for level V of the Executive Schedule (5 U.S.C. 5332). The Supervising Architect shall supervise all design activities of the Public Buildings Service and shall perform such other duties as the Commissioner of Public Buildings may designate.

SEC. 104. Any authorities described in section 101 of this Act that have been delegated by the Administrator to another Federal agency prior to the date of enactment of this Act shall be revoked and vested in the Administrator on the one-hundred-and-twentieth day after the effective date of this Act unless, prior to said day, the Administrator has delegated such authority in accordance with section 105 of this Act.

SEC. 105. Notwithstanding the provisions of section 205 of the Federal Property and Administrative Services Act of 1949, as amended, the Administrator may delegate all or a portion of his authorities under this Act to the head of another Federal agency, but only with respect to the public buildings needs of that agency.

SEC. 106. The head of any Federal agency delegated authorities pursuant to section 105 of this Act, shall exercise those authorities in conformance with the provisions of this Act; however, the head of any such agency shall not submit the report required in section 107 but shall submit the information required in section 107 to the Administrator for inclusion in his records and reports.

SEC. 107. (a) The Administrator shall submit a report to the Congress on or before February 1 of each year describing activities undertaken, directly by him, or under authorities delegated pursuant to section 105 of this Act, to meet the public buildings needs of Federal agencies in the preceding fiscal year. Such report shall include, but is not limited to—

(1) an inventory of all public buildings, including for each building its location and the amount of space and number of employees assigned to each Federal agency;

(2) an inventory of locations of Federal agency offices in leased buildings, including for each leased location its annual leasing costs, total expected leasing costs over the remaining term of the lease, and the amount of space and number of employees assigned to each Federal agency;

(3) a list of all construction and renovation projects completed and in progress and the degree of progress toward the completion of each;

(4) a list of all leases and lease renewals executed;

(5) a list of construction, acquisition, and renovation projects the cost of which have exceeded, or are expected to exceed, the maximum cost set forth in any annual authorization under this Act, whether or not

such projects meet the criteria established in section 806 of this Act;

(6) a list of all delegations of authority made by the Administrator pursuant to section 105 of this Act;

(7) a report on activities undertaken pursuant to—

(A) titles IV and V of this Act;

(B) section 210(a)(6) of the Federal Property and Administrative Services Act of 1949, as amended, or by transfer of funds from any Federal agency; and

(8) a discussion of achievements and problems in carrying out provisions of this Act and in meeting the public buildings needs of the Government.

(b) The Administrator shall collect and maintain such information as may be necessary to keep the Congress fully and currently informed of the conduct of the Public Buildings Service and to manage activities required under the provisions of this Act. Within one year after enactment of this Act, the Administrator shall assure that information is available on—

(1) for each public or leased building—

(A) the amount of vacant space,

(B) the amount of space leased under section 102 of the Public Buildings Cooperative Use Act of 1976, as amended,

(C) building operations costs,

(D) income derived for the Federal Buildings Fund,

(E) needed repairs and renovation,

(F) energy consumed,

(G) the extent to which it is fully accessible to physically handicapped persons in accordance with the Architectural Barriers Act of 1968, as amended,

(H) the percent of the building leased by the Government,

(I) the total amount of funds that have been expended in improvements or alterations to each leased building, and

(J) the term of any leases in effect and their expiration dates.

(2)(A) All contracts in effect for architectural, engineering, construction, maintenance, protection, research and other services, including for each the name of the contractor, the services performed, and contract term and price, and

(B) the space utilization rate for each Federal agency.

Sec. 108. (a) The Administrator shall require, prior to executing any lease or other contract which would obligate funds in excess of $10,000 authorized pursuant to this Act, a certification from the owner of the space to be leased or the contractor. Any owner or contractor who fails to complete such certification required under this subsection shall not be eligible to receive a lease or contract award. Such certification shall include, but need not be limited to, statements, declaring under penalty of law provided under section 1001 of title 18, United States Code, or elsewhere, that such owner or contractor, or any of his officers or principal employees:

(1) has no business or employment relationship or interest or holding which constitutes a conflict of interest with his capacity as a lessor or contractor with the United States;

(2) has not offered or promised anything of value to a public official with the intent to influence any official act or to induce the official to perform, or to omit to perform, any act in violation of his lawful duties or to offer or give anything of value to a public official for performing an official act;

(3) has not been debarred or suspended from the award of public contracts;

(4) has not had a public contract terminated for default;

(5) has not been convicted, within ten years prior to the date of the solicitation, of, or is not currently under indictment for or otherwise charged with—

(A) a criminal offense incident to obtaining or attempting to obtain a public (Federal, State, or municipal) or private, contract or subcontract thereunder, or in the performance of such a contract or subcontract;

(B) a violation of the Organized Crime Control Act of 1970;

(C) a violation of Federal antitrust statutes arising out of the submission of bids or proposals or;

(D) embezzlement, theft, forgery, bribery, falsification or destruction of records, fraud, tax fraud, receiving stolen property, or equivalent crimes which are indicative of a lack of business integrity.

(b) The Administrator shall provide in the annual report required under section 107(a) of this Act, the name of each principal owner of blocks of space exceeding fifty thousand square feet which are leased during the fiscal year covered by the report.

Sec. 109. (a) The Administrator shall keep the Congress fully and currently informed of policies and activities of the General Services Administration within the purview of this Act. In addition, he shall make available to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives on request, and in such manner as may be necessary to safeguard individual rights or the conduct of criminal investigations, any document, material, information, or report under his jurisdiction.

(b) Such reports as are required to be transmitted to appropriate committees of the Congress by the Administrator in accordance with sections 5(b) and 5(d) of Public Law 95–452 that pertain to problems, abuses, or deficiencies arising under this Act, shall be transmitted simultaneously to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives.

Sec. 110. (a) The Administrator shall be responsible for the interpretation of all contracts entered into on behalf of the United States Government to carry out the purposes of this Act, and shall be responsible for the approval of materials, workmanship, and services supplied pursuant to such contracts, approval of changes in contracts, certification of vouchers for payments due contractors, and final settlements.

(b) The Administrator may conduct research and post-occupancy evaluation to determine and improve the effectiveness of existing and planned public buildings in providing productive, safe, healthful, economical, conveniently located, energy efficient, and architecturally distinguished accommodations for Federal agency offices.

SEC. 111. Nothing in this Act shall be construed to affect the authorities granted in section 403f, 403g, or 403j of title 50, United States Code.

SEC. 112. As used in this Act—

(1) The term "Administrator" means the Administrator of General Services.

(2) The term "Federal agency" means any department or independent establishment in the executive branch of the Government, including any wholly owned Government corporation, and any establishment in the legislative or judicial branch of the Government (except the Senate, the House of Representatives, and the Architect of the Capitol and activities under his direction).

(3) The term "office" means any organizational component of a Federal agency or other public or private enterprise and also means the physical space in which the work of the component is conducted, including, but not limited to clerical

offices, laboratories, warehouses, industrial plants, and garages.

(4) The term "officers and employees of the Government" means all persons included under sections 2104 and 2105 of title 5 of the United States Code.

(5) The term "locality" means a city, county, town, parish, village, or other area governed by a general purpose political subdivision of a State.

(6) The term "geographical area" means an area encompassing a population of no less than one million persons, except that in the case of a State or territory having a population of less than one million persons, it means the State or territory.

(7) The term "acquire" or "acquisition" includes purchase, payment for an option to purchase, condemnation, donation, and exchanges of real property, or interests therein, excluding leaseholds.

(8) The term "renovation" means alteration, addition, partial demolition, and other such actions that significantly enhance or change the use or architectural design of a public building.

(9) The term "major construction and acquisition project" means construction or acquisition of a building of ten thousand gross square feet of floor space or the acquisition of a site at a total cost of one million dollars or more.

(10) The term "major renovation, alteration and repair project" means such a project having a total cost of one million dollars or more.

(11) The term "historic, architectural, or cultural significance" includes, but is not limited to buildings listed or eligible to be listed on the National Register established under section 101 of the Act of October 15, 1966 (16 U.S.C. 470a).

(12) The term "physically handicapped person" means any individual with a physical impairment that precludes such person's use of a building to the same extent that an individual with unimpaired mobility can use such building.

(13) The term "fully accessible" means the absence or elimination of physicial and communications barriers to the ingress, egress, movement within, and use of a building by handicapped persons and the incorporation of such equipment as is necessary to provide such ingress, egress, movement, and use and, in a building of historic, architectural, or cultural significance, the elimination of such barriers and the incorporation of such equipment in such a manner as to be compatible with the significant architectural features of the building to the maximum extent possible.

(14) The term "public building" means any building along with its grounds, approaches, and appurtenances, owned by the United States Government or the subject of a

contractual or other agreement under which it may be owned by the United States Government at some certain date in the future, that accommodates, did accommodate, or is intended to accommodate Federal agency offices, and includes, but is not limited to office buildings, courthouses, research and academic centers, border stations, garages and warehouses, and any other building or construction project the inclusion of which the President may deem to be in the public interest, but does not include buildings or installations of the United States Postal Service, except as provided for under section 2002(d) of the Postal Reorganization Act, or buildings or installations of the Tennessee Valley Authority, or buildings of the Government Printing Office, or buildings: on the public domain (including that reserved for national forests and other purposes), on properties of the United States in foreign countries, on Indian and Native Eskimo properties held in trust by the United States, on lands used in connection with Federal programs for agricultural, recreational, and conservation purposes, on or used in connection with river, harbor, flood control, reclamation or power projects, chemical manufacturing or developing projects, or for nuclear production, research, or development projects, on military installations (including any fort, post, airbase, proving ground, supply depot, school or similar facility of the Department of Defense), on Veterans' Administration installations used for hospital, nursing home, or domiciliary purposes, on or used in connection with housing and residential projects, or on the United States Capitol grounds delineated in section 193(a) of title 40, United States Code.

(15) The term "public buildings needs" means the requirements of Federal agencies for suitable space, whether or not in a Government-owned building, to accommodate offices that may be located in a public building as defined in subsection (14) of this section, and includes requirements for space in accordance with section 102 of the Public Buildings Cooperative Use Act of 1976, as amended.

(16) The term "National Capital region" has the same meaning that it bears in section 71(b) of title 40, United States Code.

SEC. 113. The Public Buildings Act of 1959, as amended, is repealed.

TITLE II—LOCATIONS FOR FEDERAL AGENCY OFFICES

SEC. 201. (a) The headquarters offices of each department and major independent establishment in the executive branch shall be located within the National Capital region in conformance with the comprehensive plan prepared and adopted pursuant to the National Capital Planning Act of 1952, as amended, unless otherwise specified by Act of Congress.

(b) Regional, district, area, or local offices of Federal agencies shall be located so as to be centrally located with respect to, in proximity to, or within easy transportation access of, residential populations they serve or other governmental and private offices with which they must maintain continuing and frequent physical communication.

(c) Federal agency offices other than those that are located pursuant to subsection (a) or (b) of this section, or that otherwise must be located close to specific governmental or private offices or in specific geographic locations in order effectively to carry out their responsibilities, shall be located throughout the United States generally in proportion to the geographic distribution of the Nation's population.

SEC. 202. After conforming with section 201, the Administrator shall, in consultation with local officials, take into account the following factors in locating Federal agency offices—

(1) the costs, including relocation and operating costs, of proposed locations;

(2) in the case of any office located in a standard metropolitan statistical area, the feasibility and desirability of a location in the central business district of a city within that area;

(3) the proximity of existing or planned public transportation facilities;

(4) the proximity of public amenities and commercial facilities; and

(5) the availability, nearby or within reasonable public transportation commuting distance, of existing or planned housing adequate to the needs of present and prospective Federal employees and available on a nondiscriminatory basis.

SEC. 203. In responding to the public buildings needs of Federal agencies and in planning for future such needs, the Administrator shall first comply with sections 201 and 202 and shall—

(1) review needs to determine if they can be met in whole or in part through more productive use of existing space;

(2) prior to acquiring, constructing, or leasing space in any other building, locate Federal agency offices in—

(A) existing public buildings, giving first priority to utilizing fully, by renovating if need be, those public buildings of historic, architectural, or cultural significance; and if public building space is not available, then

(B) in buildings of historic, architectural, or cultural significance acquired by the Administrator, and renovated if need be, unless use of such space would not prove feasible and prudent, taking into account cost, expected date of occupancy, and the potential for the conservation of energy, compared with construction of a public building, and if such building space is not available, then

(C) in existing buildings acquired by the Administrator and renovated if need be, or in new buildings constructed by the Administrator under the provisions of this Act, and if such building space cannot be made available in time to meet urgent public buildings needs, then

(D) in building space leased by the Administrator in accordance with the provisions of title VII of this Act, giving first priority to leasing space in buildings, of historic, architectural, or cultural significance, unless such leasing would not prove feasible and prudent compared with the cost and with the potential for the conservation of energy of leasing at another location.

SEC. 204. Federal agency offices in a locality may be consolidated to the extent justified by the need for immediate physical proximity and by anticipated cost savings—

(A) first, within and among the offices of a single Federal agency,

(B) second, within and among the offices of Federal agencies carrying out related functions, and

(C) third, within and among other Federal agency offices,

generally so that resulting public buildings needs may, to the maximum extent possible, be met by using existing public buildings, by constructing or acquiring buildings of a scale similar to the predominant scale of buildings existing in or planned for their surroundings, or by acquiring two or more reasonably proximate buildings, particularly buildings of historic, architectural, or cultural significance.

SEC. 205. (a) In the event that the head of a Federal agency determines that the location assigned to any office of fifty or more employees of that agency by the Administrator would be deleterious to the efficient accomplishment of the office's responsibilities, the agency head may appeal the decision of the Administrator to the Director of the Office of Management and Budget. The Director shall review the Administrator's decision within thirty days in accordance with the provisions of this title, and shall nullify the decision only if the Director finds the Administrator's decision not reasonably supported by the facts. The Director shall report the findings of any review undertaken pursuant to this section within ten days to the Committee on Environment and Public

Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives.

(b) Notwithstanding the provisions of subsection (a) of this section, in the event that the Director of the Administrative Office of the United States Courts determines that the location assigned to an office of the judicial branch by the Administrator would be deleterious to the efficient accomplishment of the office's responsibilities, the Director shall report such determination to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives.

SEC. 206. (a) Noncompliance with the provisions of this title of this Act on the date of enactment shall not be construed to require the relocation of any Federal agency office.

(b) Any action to locate or relocate any Federal agency office subsequent to the date of enactment of this Act shall be undertaken in conformance with the provisions of this Act.

TITLE III—DESIGN AND MANAGEMENT OF PUBLIC BUILDINGS

SEC. 301. The Administrator shall design and maintain public buildings in such manner that they bear visual testimony to the dignity, enterprise, vigor, and stability of the American Government, embody the finest contemporary American architectural thought, and where appropriate, reflect regional architectural traditions.

SEC. 302. Except as provided in section 303, public buildings shall be of such design and construction as to approximate the costs, durability, and ratio of net usable space to gross space of commercial buildings that serve similar purposes. In any case in which the Administrator, pursuant to section 301 of this Act, requests authorization for appropriations for a public building that would exceed the cost, durability, or space standards of this section, he shall explain the amount and cause of such excess in the list required pursuant to section 301(a)(2).

SEC. 303. Whenever the Administrator designs and constructs—

(1) a general purpose office building expected to attract significant public use in any locality that serves as a center of its geographical area, or

(2) a headquarters building for any Federal agency,

such public building shall be designed and constructed to higher standards of quality than that provided for in section 302 of this Act and such design and construction shall symbolize the dignity of the United States Government through the quality or scale of some or all of its architectural details, materials, and public areas: *Provided*, That this section shall not apply to public buildings described in clause (1) of this section whenever the Administrator determines that there already exists in the locality a public building of the quality described in this section.

SEC. 304. In the design, construction, acquisition, renovation, and management of public buildings, the Administrator shall assure that, to the extent possible, and consistent with minimizing costs, such buildings—

(1) conform to or complement the scale of existing or planned surrounding buildings;

(2) conserve energy;

(3) provide efficient and attractive interiors, including public reception areas;

(4) provide parking space for Government motor vehicles and handicapped employees as necessary, and such other parking space for visitors and employee vehicles as is consistent with a general policy of transportation efficiency and energy conservation; and

(5) contain architectural details and hardware that are an integral part of the structure or fixtures and that are designed and fabricated so as to enhance the function and appearance of the public building and to reflect regional architectural traditions or Federal agency functions. Artisans and craftsmen expert in the creative use of such materials as stone, brick, metal, wood, and stained glass may be employed to carry out the purposes of this paragraph. To the extent that

items designed and fabricated pursuant to this paragraph exceed the ordinary cost of such items, funds allocated pursuant to section 503(c) of this Act shall be used to defray the additional cost.

SEC. 305. The Administrator shall provide sheltered and secure locations and equipment for parking bicycles, and may provide suitable support facilities, at each new public building as necessary to facilitate bicycle use by employees and visitors. He shall provide similar bicycle parking and facilities at existing public buildings and leased buildings where he determines bicycle use is, or may become of sufficient magnitude to warrant the expenditure required.

SEC. 306. (a) Public buildings shall be maintained at all times at a high level of appearance, cleanliness, and mechanical and structural fitness so as to maintain the dignified appearance of Federal offices and the health, safety, and efficiency of Federal employees, and to minimize major repair and replacement expenditures.

(b) Each public building shall be maintained and renovated so as to promote efficient Federal agency and public use and to preserve those portions or features that are significant to the building's historic, architectural, or cultural values.

SEC. 307. (a) Nothing in this Act (except for the provisions of this section) shall affect the applicability of the provisions of the Act of August 12, 1968, as amended, commonly known and hereinafter referred to as the Architectural Barriers Act of 1968, as amended, to any building or facility.

(b) The Architectural Barriers Act of 1968 is amended—

(1) in clause (1) of the first section, by striking out "constructed or altered" and inserting in lieu thereof, "constructed, altered, or acquired";

(2) in sections 2, 3, 4, and 4a, by striking out "physically handicapped persons will have ready access to, and use of, such buildings" and inserting in lieu thereof "such buildings are fully accessible to physically handicapped persons";

(3) in section 5, by inserting before the period a comma and "and any contract for all or any part of the design, construction, or alteration involved shall so provide"; and

(4) in section 6—

(A) by inserting "(a)" before "The";

(B) by inserting "(hereinafter in this section referred to as the 'standard-prescribing agency head concerned)" after "section 4a of this Act";

(C) by striking out "the Administrator or Secretary, as the case may be" and inserting in lieu thereof "the standard-prescribing agency head concerned"; and

(D) by adding a new subsection as follows:

"(b) No action may be taken under this section to modify or waive a standard issued under this Act unless—

"(1) in the case of a waiver, the waiver pertains to a building to be leased (other than a building to be constructed for lease) and the waiver is necessary to meet an emergency situation, or

"(2) in the case of a modification (A) the modification is no broader than necessary, and (B) in the case of a building to be constructed or altered, (i) the need for such modification was not reasonably foreseeable when the design for such construction or alteration was approved, or (ii) the standard-prescribing agency head concerned determines, pursuant to regulations prescribed by such agency head, that such modification is essential to achieving the purposes of the construction or alteration."; and

(5) by inserting at the end the following new section:

"SEC. 8. As used in this Act—

"(1) the term 'physically handicapped person' means any individual with a physical impairment that precludes such person's use of a building to the same extent that an individual with unimpaired mobility can use such building, and

"(2) the term 'fully accessible' means the absence or elimination of physical and communications barriers to the ingress, egress, movement within, and use of a building by handicapped persons and the incorporation of such equipment as is necessary to provide such ingress, egress, movement, and use and, in a building of historic, architectural, or cultural significance, the elimination of such barriers and the incorporation of such equipment in such a manner as to be compatible with the significant architectural features of the building to the maximum extent possible.".

SEC. 308. (a) The Administrator is authorized, pursuant to subsection (b) of this section, and upon the request of appropriate local and State officials, to name any public building after, and establish a memorial in any public building in honor of, any person who has made notable contributions to government, science, industry, education, the arts, or other fields of human endeavor. Such person, if living, must be at least seventy years of age. No public building shall be named for a sitting Member of Congress or for a former Member of Congress who holds any other elective public office.

(b) The Administrator is authorized to expend, out of any funds available to him in any fiscal year, an amount equal to but no greater than contributions provided by State or local governments or private entities or individuals, and in no event greater than the sum of $10,000, for the design and construction of a memorial to a person designated pursuant to subsection (a) of this section, or designated by an Act of Congress.

(c) The Administrator, in consultation with appropriate local and State officials and other interested citizens, shall determine the form and location of such memorials. The memorials shall be fountains, gardens, walks, stained glass windows, or other building appurtenances visible and accessible to visitors, and in harmony with the architectural and landscape design of such building. The Administrator shall provide maintenance for such memorials.

(d) The Administrator may conduct a competition to select a designer for the memorial authorized by this subsection. Such competition shall be open to landscape and other architects, artists, artisans, and designers.

TITLE IV—MIXED USE AND ADAPTIVE USE IN PUBLIC BUILDINGS

SEC. 401. This title may be cited as the "Public Buildings Cooperative Use Act Amendments of 1983".

SEC. 402. (a) Section 102(a)(2) of the Public Buildings Cooperative Use Act of 1976 is amended to read as follows:

"(2) encourage the location of commercial, cultural, educational, and recreational activities as tenants primarily on major pedestrian access levels, courtyards, and rooftops of public buildings, and design, construct and lease space suitable for such activities: *Provided*, That the amount of space so leased in any public building—

"(A) shall be determined by the Administrator in light of the market for such activities or the need and potential for promoting commercial or cultural activity in the vicinity of the building or serving the employees and visitors in the building; and

"(B) shall not exceed 15 per centum of the occupiable space in the public building, except in instances where the Administrator determines that the configuration of pedestrian access levels in the building justifies the leasing of a greater amount of space;".

(b) Section 102(a)(4) of the Public Buildings Cooperative Use Act of 1976 is amended to read as follows:

"(4) encourage the public use of public buildings for occasional cultural, educational, and recreational activities and design, construct, and maintain space and equipment in public buildings suitable for such activities, including activities described in section 503(a) of the Public Buildings Act of 1983.".

SEC. 403. Section 103 of the Public Buildings Cooperative Use Act of 1976 is repealed and sections 104 and 105 are redesignated as sections 103 and 104, respectively.

SEC. 404. Section 103(a) of the Public Buildings Cooperative Use Act of 1976, as amended, and the first sentence of section 210(a)(16) of the Federal Property and Administrative Services Act of 1949 are amended to read as follows:

"(16) to enter into leases of space in public buildings, in accordance with section 102(a)(2) of the Public Buildings Cooperative Use Act of 1976, as amended, with persons, firms, or organizations engaged in commercial, cultural, educational, or recreational activities (as defined in section 104 of the Public Buildings Cooperative Use Act of 1976, as amended).".

SEC. 405. Section 104 of the Public Buildings Cooperative Use Act of 1976, as amended, is amended by striking paragraph (2) and inserting in lieu thereof the following:

"(2) The terms 'public building' and 'Federal agency' have the same meaning as are given them in section 112 of the Public Buildings Act of 1983.".

TITLE V—EXHIBITIONS AND WORKS OF ART

SEC. 501. This title may be cited as the "Federal Buildings Enhancement Act of 1983".

SEC. 502. (a) The Congress hereby finds and declares that—

(1) the efficient use of Federal buildings can be increased, and public satisfaction with Federal buildings will be improved, by insuring that such buildings not only provide a congenial work environment but also function attractively for public service;

(2) Federal buildings should enrich the social, commercial, and cultural resources of the communities they serve; and

(3) Federal buildings will be enhanced by temporary exhibitions of art works and of the Nation's cultural heritage, as well as by suitable permanent works of art incorporated as an integral part of the architecture of Federal buildings.

(b) It is, therefore, the policy of the Congress to encourage and secure Federal building design which is distinguished, which expresses the dignity, enterprise, and stability of the American Government, and which enriches the quality of life in the communities served by such buildings. It is the purpose of this Act to contribute to such design by incorporating permanent installations of suitable works of art into

Federal buildings. It is the further purpose of this Act to enhance existing Federal buildings by providing for temporary exhibitions of art and history to be circulated among Federal buildings.

SEC. 503. (a)(1) The Administrator, with the advice and assistance of the Chairman of the National Endowment for the Arts, shall acquire by loan, or by lease at nominal fees, works of art by living American artists. Works of art loaned or leased under this subsection shall be organized into exhibitions and circulated by the Administrator among Federal buildings throughout the United States. Such works of art shall be selected from artists representative of the different regions of the United States and its territories, and shall include diverse artistic media.

(2) The Administrator, in conjunction with the Secretary of the Smithsonian Institution, and with other not-for-profit traveling exhibition services shall utilize existing exhibitions and develop new exhibitions which reflect the artistic, cultural, social, scientific, and industrial heritage of the United States or the continuing development of the Nation's art, culture, society, science, and industry.

(A) The Administrator shall circulate and show exhibitions developed under this subsection in Federal buildings throughout the United States. Preference shall be given to Federal buildings in communities that otherwise do not have convenient access to museums of art and history.

(B) The Administrator shall reimburse the Smithsonian Institution and other traveling services an amount not less than the cost to the Institution or to such other services of carrying out the provisions of this subsection.

(b)(1) The Administrator, with the advice and assistance of the Chairman acting in cooperation with the appropriate arts agencies at State and local levels, shall commission suitable works of art by American artists to be purchased and installed in Federal buildings. The preliminary planning and design of each new Federal building shall include planning for such commissions, which may include a variety of compatible works. The Administrator shall insure that Federal buildings selected for the installation of such commissioned works of art are equitably distributed within the United States and its territories, and shall consider a diversity of artistic media in commissioning such works of art. The Administrator shall provide for necessary services to keep and preserve such works of art in a state of high quality.

(2) Whenever the Administrator commissions a work of art for a new Federal building pursuant to paragraph (1) of this subsection, he shall instruct that such work shall be an integral part of the architectural design. In the case of an

existing public building, such work shall be appropriate to the setting and space available. The administrator shall seek to avoid the development of an official style either in architecture or associated works of art. Federal commissions should give expression to the vitality and diversity of American life.

(3) In carrying out the provisions of this subsection, the Administrator, with the advice and assistance of the Chairman acting in consultation with the appropriate arts agencies at State and local levels, shall establish such procedures as may be necessary to commission suitable works of art, with or without competition, and shall give full consideration to the participation of local artists.

(c)(1) For the purpose of this section, the Administrator is authorized to utilize one-half of 1 per centum of the total sums available in fiscal year 1984 and each fiscal year thereafter for the design, construction, repair, renovation, alteration, and acquisition of public buildings.

(2) Funds available under this subsection shall be available, without fiscal year limitation, to the Administrator for the purposes set forth in subsections (a) and (b) of this section and in subsection 304(5): *Provided*, That not to exceed 25 per centum of such funds shall be expended for purposes set forth in subsection (a) of this section, and not to exceed 75 per centum of such funds shall be expended for purposes set

forth in subsection (b) of this section and for purposes set forth in subsection 304(5).

(d) For the purpose of this title—

(1) the term "Federal buildings" means public buildings, under the jurisdiction of the Administrator of General Services, that attract, or are expected to attract, significant public use;

(2) the term "Chairman" means the Chairman of the National Endowment for the Arts; and

(3) the term "works of art" includes, but is not limited to, paintings, sculptures, crafts, works on paper, and environmental works.

TITLE VI—ARCHITECTURAL SERVICES

SEC. 601. The Administrator shall employ professionally trained architects, engineers, landscape architects, interior and graphic designers, and urban planners to prepare, under the supervision of the Supervising Architect, plans, drawings, and specifications for such public building construction and renovation projects as the Commissioner of Public Buildings may designate, but in any case to provide the kind and number of projects necessary annually to enable such employees to utilize their professional skills and training.

SEC. 602. (a) Those architectural services not provided pursuant to section 601 shall be procured in accordance with title IX of the Federal Property and Administrative Services

Act of 1949, as amended, and the Administrator shall conduct a design competition among no fewer than three qualified architectural firms to select the architects for a substantial portion of the public building construction and renovation projects each year, including particularly—

(1) renovation projects involving extensive architectural changes or additions to buildings of historic, architectural, or cultural significance;

(2) construction projects for buildings of high public use or visibility, including, but not limited to any building provided pursuant to section 303 of this Act; and

(3) projects presenting special design problems or opportunities related to structure, function, or compatibility with surroundings.

(b) The Administrator shall indicate each year, in the program submitted pursuant to section 801 of this Act, those public building construction and renovation projects with respect to which he proposes to conduct design competitions.

(c) With respect to a significant portion of the competitions conducted each year, the competitions shall last no longer than sixty days from the date the Administrator provides the firms with a competition program and the competitions shall elicit from each firm preliminary design concepts only.

(d) The Administrator shall negotiate first with the firm judged at the conclusion of each competition to have demonstrated the best design approach to the project. The Administrator shall make public and provide to the competing firms at the time a selection is announced under any of the provisions of this section, a brief report describing the reasons for the selection made.

(e) The Administrator shall provide, in total stipends or prizes to all of the firms that take part in any one competition conducted under this section, a sum equal to no more than one-half of 1 per centum of the expected cost of the design and construction of the project, and shall conduct each competition under such rules and procedures as will assure that fair compensation for work required from the firms does not exceed that amount.

(f) The Administrator is authorized to acquire the services of privately employed architects, engineers, and other citizens on a temporary basis to serve on panels to assist in selecting and judging architectural firms under the provisions of this section. Persons so employed shall not be considered special Government employees under the provisions of section 201(a) of the Ethics in Government Act of 1978.

TITLE VII—LEASING

SEC. 701. It is the policy of the United States to house Government offices in public buildings. Space shall be leased only to accommodate the emergency or temporary requirements of the Government, to accommodate Government activities of insufficient scale to warrant providing a public building, and to take account of conditions that make Government construction or acquisition of necessary public building space economically infeasible or disadvantageous.

SEC. 702. (a) In recommending projects and actions to accommodate the public building needs of the United States in accordance with section 801 of this Act, the Administrator shall provide realistic comparisons of the long-term costs and benefits of construction, acquisition, and leasing. Such comparisons shall consider, as necessary, assumptions of present and future inflation, interest rates, and operating and other expenses of the various alternatives. In any case in which the Administrator recommends a project or action other than that for which the long-term costs are lowest, he shall explain the basis for his alternative recommendation.

(b) Within nine months of the date of enactment of this Act, the Director of the Office of Management and Budget and the Administrator shall jointly submit to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives a report detailing methods to be used in formulating the long-term comparisons of costs and benefits required pursuant to this section. The report may be prepared in cooperation with experts from private industry and shall include a comparison of the methods proposed with those used in private industry.

(c)(1) It is the sense of the Congress that long-term economies would be effected by assuring that, within ten years of the date of enactment of this Act, no fewer than 80 per centum of the officers and employees of the Government whose offices are provided under this Act have principal offices in public buildings.

(2) To the extent possible, the preferred ratio of the officers and employees of the Government provided offices in leased space to those provided offices in public building space shall be achieved uniformly throughout the Nation: *Provided*, That, in attempting to achieve this uniformity the Administrator shall take into account comparative local vacancy and rental rates for office space, and other market conditions and program considerations in such manner as to maximize the economic benefit to the Federal Government and to localities throughout the Nation.

SEC. 703. Notwithstanding the provisions of section 210(h)(1) of the Federal Property and Administrative Service Act of 1949, the Administrator shall not make any agreement or undertake any commitment that will cause the construction of any building other than a Government owned building unless before so agreeing or undertaking—

(1) the Administrator establishes specifications for the building identical to the criteria established pursuant to section 302 of this Act for the construction of public buildings;

(2) the Administrator secures the option to purchase the building at any time during or at the conclusion of the lease term, unless the Administrator provides the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives an explanation of his reasons for not securing such an option; and

(3) the Administrator has conformed with the provisions of section 706 of this Act.

SEC. 704. It is the policy of the United States not to lease space to accommodate, and no additional space shall henceforth be leased to accommodate, except as may be necessary to meet temporary and urgent requirements that cannot be met in public buildings—

(1) major computer operations;

(2) offices that conduct secure or sensitive activities related to the national defense or security, except to the extent that it would be inappropriate to locate such offices in public buildings or in other facilities identified with the United States Government;

(3) offices, the nature of which would require major alterations in the structure or mechanical systems of the building to be leased; or

(4) permanent courtrooms, judicial chambers, or administrative offices for any United States court.

SEC. 705. (a) For the purposes of this Act, sections 321 and 322 of the Act entitled "An Act making appropriations for the legislative branch of the Government for the fiscal year ending June 30, 1933, and for other purposes", approved June 30, 1932, shall not apply.

(b) No lease may be negotiated for a rental exceeding the current commercial rates and charges for space and services of nearest comparable quality in that locality.

SEC. 706. (a) The Administrator shall publicly solicit competitive bids to procure space by lease for the Government. Each such solicitation shall specify any special requirements of building design, configuration, or location.

(b) In evaluating competing bids, the Administrator shall take into account proposed rental costs and services offered, overall quality and safety of the buildings, energy efficiency, and their relative conformity to the requirements of titles II and III of this Act.

(c) No option to purchase a building shall be paid for unless the payment for such option is made separately from any lease payment and unless such payment has first been authorized under the provisions of title VIII of this Act.

SEC. 707. The Administrator shall provide a copy of the lease agreement between the Government and the owner of each leased building, and a copy of subsequent additions or revisions to the lease agreement, to the highest ranking official in the leased building of each Federal agency occupying space in the building.

TITLE VIII—CONGRESSIONAL AUTHORIZATION

SEC. 801. (a) The Administrator shall submit to the Congress, not later than the fifteenth day after Congress convenes each year, a program of projects and actions for the next succeeding fiscal year which the Administrator deems necessary in carrying out his duties under this Act. Such program shall include but is not limited to—

(1) a five-year plan for accommodating the public building needs of the United States,

(2) a list, in priority order, of construction, renovation, and acquisition projects for which authorization for appropriations are requested for the next succeeding fiscal year, including a description of the project and the number of square feet of space involved,

(3) a list, in priority order, of lease and lease renewals for which authorization for appropriations are requested for the next fiscal year,

(4) a list of all public buildings proposed to be vacated in whole or in part, to be exchanged for other property, or to be disposed of,

(5) a proposed budget for the repair and maintenance of public buildings,

(6) a year by year program that would be required to meet the provisions of section 702(c) of this Act and an analysis of the costs and benefits of the program, together with an analysis of costs and savings of alternative programs, and

(7) a description of how the projects and leases included in the program, separately and together, conform to the provisions of this Act and the estimated annual and total cost of each project and lease.

(b)(1) The Administrator shall certify in the annual program submitted in accordance with subsection (a) that he has held a public hearing, or afforded the opportunity for such hearing, in the locality or proposed locality of each major construction, renovation, or acquisition project included in the annual program. Such hearing shall consider the economic and social effects of the project, its impact on the environment, its consistency with the goals and objectives of such urban planning as has been promulgated by the community, and its conformance with titles II and III of this Act: *Provided,* That, only such facts and issues as can reasonably be adduced during the planning and preliminary design of a project shall be considered at such hearing.

(2) The Administrator shall provide, along with each certification regarding a public hearing, the final environmental impact statement prepared pursuant to the National Environmental Policy Act, and a report which indicates the consideration given to facts and issues concerning the project and various alternatives which were raised during the hearing or which were otherwise considered.

LIMITATIONS ON AUTHORIZATIONS AND APPROPRIATIONS

SEC. 802. (a) No appropriation, including any appropriation from the fund established pursuant to section 210(f) of the Federal Property and Administrative Services Act of 1949, shall be made by the Congress or obligated by the Administrator to carry out the purposes of this Act, unless it has been authorized by the Congress in accordance with section 803 of this Act.

(b) No public building construction, renovation, or acquisition shall be commenced unless an appropriation has first been made for the estimated cost of completion of such construction, renovation, or acquisition in the fiscal year for which such appropriation is authorized. Beginning in fiscal year 1985, no lease shall be entered into unless the authority to enter into contracts has first been made for the maximum cost of such lease over its entire term in such amounts as are specified in annual appropriations Acts and in the fiscal year for which such lease is authorized.

AUTHORIZATIONS FOR APPROPRIATIONS

SEC. 803. (a) In order to carry out the purposes of this Act and commensurate with the Budget Control Act of 1974, the Committee on Environment and Public Works of the Senate, and the Committee on Public Works and Transportation of the House of Representatives shall report to the Senate and the House of Representatives, respectively, by May 15 of each year, a bill authorizing appropriations for the Public Buildings Service for the fiscal year beginning on October 1 of that year.

(b) The bill reported pursuant to subsection (a) of this section by the Committee on Environment and Public Works of the Senate shall, and the bill reported pursuant to subsection (a) of this section by the Committee on Public Works and Transportation of the House of Representatives may, specifically authorize the location and amount of any major construction and acquisition project, and any major renovation, alteration and repair project.

(c) The committee of conference on authorization bills committed to conference in accordance with this section may include in its report major construction and acquisition projects and major renovation, alteration and repair projects approved by resolutions of the Committee on Public Works and

Transportation of the House of Representatives prior to May 15 of the year preceding the beginning of the fiscal year for which the bill authorizes appropriations: *Provided*, That the aggregate monetary authorization in the report of the committee of conference may not exceed the higher of the aggregate authorizations contained in the bills committed to conference.

SEC. 804. Funds which are appropriated in accordance with section 803, of this Act for construction, renovation, repair, acquisition, alteration or lease shall remain available for obligation and expenditure without regard to fiscal year limitations: *Provided*, That construction, renovation, or acquisition has been commenced, or lease entered into, pursuant to section 802(b) of this Act.

SEC. 805. Ten per centum of the funds made available to the Public Buildings Service for construction, renovation, alteration, and repair of public buildings shall be available for repair or alteration projects and leases not otherwise authorized by this Act, if the Administrator certifies that the space to be repaired, altered, or leased resulted from emergency building conditions or changing or additional programs of Federal agencies not anticipated at the time the program required by section 801 of this Act was submitted. Funds for such projects may not be obligated until thirty days after the submission by the Administrator of an explanatory statement to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the House of Representatives. The explanatory statement shall, among other things, include a statement of the reasons why such project or lease cannot be deferred for authorization in the next succeeding fiscal year.

SEC. 806. (a) When the cost of a project exceeds the estimated maximum cost authorized in accordance with section 803 of this Act, the Administrator is authorized to either (A) increase expenditures by an amount equal to the percentage increase in the cost of the project, or (B) decrease the number of gross square feet to be constructed in the project. In no event shall the total increase in expenditures authorized by clause (A) of this paragraph exceed 10 per centum of the estimated maximum cost of the project. In no event shall the total decrease in square feet authorized under clause (B) of this paragraph exceed more than 10 per centum of the gross square feet stated in the approved authorization.

(b) If the Administrator determines that the cost of a project exceeds the estimated maximum cost authorized under section 803 of this Act to such an extent that action under subsection (a) of this section is not sufficient to meet such excess cost, the Administrator shall report to the Committee on Environment and Public Works of the Senate and the Committee on Public Works and Transportation of the

House of Representatives concerning the project. Such report shall include recommendations by the Administrator as to appropriate action to enable the continuance of the project. The Administrator may not take any action to continue the project, other than the action authorized by subsection (a) of this section, unless such action has been authorized by the Congress in accordance with section 803 of this Act.

TITLE IX—MISCELLANEOUS

SEC. 901. This Act shall become effective on October 1, 1983.

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